PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, the next regular meeting of the Plan & Design Commission of the City of Highland Park is scheduled to be held at the hour of 7:00 P.M. on Tuesday, December 16, 2025, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois.

Individuals with questions or feedback about an agenda item may email Karl Burhop, Senior Planner, with the Community Development Department, at kburhop@cityhpil.com. All emails and comments submitted for the Commission will be made public.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe or participate in this hearing, or who have questions about the accessibility of the meeting facilities, contact the City's ADA coordinator Emily Taub at etaub@cityhpil.com or 847.926.1005.

The City encourages individuals to sign-up for its eNews for important information from the City and its government partners. The City updates its web site daily and also posts on social media daily. To sign-up for the eNews, visit www.cityhpil.com.

At the meeting, it is anticipated that there will be a discussion of the following items:

City of Highland Park
Regular Meeting of the Plan and Design Commission
Highland Park City Hall, 1707 St Johns Avenue

December 16, 2025

7:00 P.M.
MEETING AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes

a. Consideration of Plan and Design Commission Minutes

i. Regular Meeting on Nov. 4, 2025

IV. Scheduled Business

a. Public Hearing #PUD-2025-00079 for a Special Use Permit in the Nature of a Final Planned Development, with Modifications from City Code; and Design Review and Final Plat of Consolidation, with Variances from City Code (734 Central Ave.)

V. Other Business

a. Approving an Amended Resolution Setting The Schedule Of Regular Meetings Of The Plan And Design Commission Of The City Of Highland Park for 2026

b. Information Item: Administrative Design Review Update

c. Next Meeting – Jan. 6, 2026, A Regular Meeting at City Hall

d. Case Briefing

VI. Business from the Public

VII. Adjournment

Staff Report

Meeting Date: December 16, 2025

Staff Contact: Karl Burhop, Senior Planner

Department: Community Development Department

Title: Approval of Nov. 4, 2025 Plan and Design Commission Minutes

Consideration:
Review and approve minutes, as appropriate.

Attachments:
1. PDC 11-4-2025

MINUTES OF A REGULAR MEETING
PLAN AND DESIGN COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS

MEETING DATE: Tuesday, November 4, 2025

MEETING LOCATION: Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

CALL TO ORDER
At 7:07 p.m., Chairperson Moore called the meeting to order. Staff was asked to call the roll.

ROLL CALL
Commissioners Present: Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, Mantis & Nanus

Councilmember Present: Ross

Student Council Absent: Fallas

Staff declared that a quorum was present.

Guests Present: Ryan Razowsky, Agent/RDK Ventures LLC & President/Rmarts LLC
Michael Lubelfeld, Superintendent of Schools/North Shore School District 112

Staff Present: Fontane, Burhop, & Mistretta

Others Present: Marcus Martinez, Corporation Counsel/Elrod Friedman LLP
Gale Cerabona/Recorder

APPROVAL OF MINUTES
Regular Meeting of the Plan and Design Commission – October 21, 2025

Commissioner Kerch moved to approve the October 21, 2025, PDC regular meeting minutes. Commissioner Fettner seconded the motion.

Commissioner Nanus amended to add this sentence, on page 4, end of line 19…..*He wishes to defer to Staff's opinion for the graphic on the sign.*

Commissioners Kerch & Fettner accepted the amendment.

On a voice vote
Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, Mantis & Nanus
Voting Nay: None

Chairperson Moore declared that the motion passed unanimously.

SCHEDULED BUSINESS

DRAFT

1. #DES-2025-00081, Design Review & Sign Package Amendment with Variations from the City Code (10 Skokie Valley Road)

Planner Mistretta reviewed the proposal:

- Project Summary (northwest corner of Lake Cook and Skokie Valley Roads)
  - rebranding
  - new digital sign
  - convenience store is Rmarts
- Commission Consideration
- Sign Package (adding side panel)
  - 3 new wall signs
  - 3 new wall signs on car-wash façade
  - 2 new signs on existing pole mounts
- Site Plan was shown
- Neighborhood Context (no residences)
- Elevations were illustrated
  - existing accent lighting
- Sign Package
- Standards for Sign Packages
- Approval Process & Recommendation

Some PDC comments are…..

- Chairperson Moore said this is a 5% increase from what currently is on the wall sign area. It is a 44% increase from what currently is on the ground sign.
- Commissioner Mantis said the mirror size isn't changing. Planner Mistretta & Senior Planner Burhop concurred.

Mr. Ryan Razowsky, Agent with RDK Ventures LLC & President of Rmarts LLC, noted this Shell station has been a family business since 1951. The reason for the exterior redesign is to stay competitive. They look forward to continuing to do great business in Highland Park.

More PDC comments are…..

- Commissioner Kerch asked what Rmart means. Mr. Razowsky said it is an operating entity. They have 5 locations.
- Commissioner Mantis asked if:
  - the red light would stay white light. Mr. Razowsky said yes. Senior Planner Burhop advised the lighting can remain with no new lighting.
  - anything would prohibit or allow a red light to be switched out. Senior Planner Burhop said that is not proposed.
- Commissioner Ihnchak asked how much signage is visible from the street. Mr. Razowsky illustrated same, and indicated the convenience store hides the car wash; hard to see currently. The signage is not visible when a car is on the track. Senior Planner Burhop shared the new sign's square footage is mainly on the west side.

  Councilperson Ross referred to signs, and noted they appear to be hidden.

Chairperson Moore asked if anyone in the audience wishes to speak on this matter. There was no one.

DRAFT

Commissioner Kerch moved to approve the Design Review & Sign Package Amendment with Variations as presented. Commissioner Nanus seconded the motion.

On a roll call vote

Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, Mantis & Nanus
Voting Nay: None

Director Fontane declared that the motion passed unanimously.

2. Public Hearing #PUD-2025-00067 for an Amendment to a Special Use Permit in the nature of a Planned Development, Design Review, & Modifications from City Code (763 Dean Avenue, known as Ravinia School)

Senior Planner Burhop reviewed the proposal:

- Location (approved in 2023)
- South Parking
  - 13 new parking spaces (not previously approved)
- North Parking
  - 3 additional parking spaces (were previously approved)
- New Landscaping
- Zoning Modifications
  - Applicant worked with City Staff
- Neighborhood/Aerial View
- City Department Comments
- Recommendation

Commissioner Kerch:

- asked if there is accessibility from Roger Williams. Senior Planner Burhop illustrated same.
- said no one would back out onto Roger Williams. Senior Planner Burhop concurred.

Chairperson Moore swore in Dr. Michael Lubelfeld, Superintendent of Schools for North Shore School District 112, who said they realize there are more adults than originally anticipated. They should have designed the lot as approved; wish to maximize the property; are using permeable pavers. He noted this would be a 3-week process.

Some PDC comments are…..

- Commissioner Nanus advised 2 of his children are currently at Ravinia Elementary. He shared that children congregate in the 3 parking spots (lower right of lot on site plan) before entering school. Dr. Lubelfeld said those 3 spots may have cars parked in them before the students' arrival. If those spaces are open, he would work with Staff, so there is no conflict.
- Commissioner Ihnchak said she would like to see no disruption regarding key trees. Dr. Lubelfeld concurred, and said they worked with the City Forester.
- Chairperson Moore asked if the spots on the south are for Staff only. Dr. Lubelfeld said – likely, yes.
- Commissioner Mantis:
  - asked if there would be a future request for parking in Phase II. Dr. Lubelfeld said Phase II would be done as soon as possible and in the spring.

- is concerned about taking up green space. Dr. Lubelfeld shared the revised plan was nixed to allow for green space.

Chairperson Moore asked if anyone in the audience wishes to speak and swore in the following:

- Yanina Sosonkin said parking at the Metra station is underutilized. She is concerned where spaces are added in the circle, as they may be unsightly. Delivery drivers back up, and it may be dangerous especially where children are congregating.
- Ryan Sherling asked if the spaces cover the extra need. He noted trucks cannot get through Baldwin Road when there's snow, etc.

Dr. Lubelfeld said he respects residents' views, and noted they do operate 8 other schools. He stated there would not be any danger. The Metra east lot is 2/10's of a mile away. They don't want to rely on Metra parking. Baldwin Road is a public way. No one would block driveways, etc. Dr. Lubelfeld indicated School District 112 restricts more than 5 cars to be parked there. He noted they work diligently, are good neighbors, will work together with everyone, and respect neighbors.

Chairperson Moore asked where busses pick up. Dr. Lubelfeld said on Dean Avenue.

- Dennis Smithenry submitted an Appearance Form and discussed Phase III parking. He asked why the 3 spots weren't in effect originally as well as turning left (right) into the circle (west side). Mr. Smithenry concurs with Ms. Sosonkin in that there is a lot of children activity in parking spaces; odd coordination for Staff, parents, people in playground. He indicated the public notice is not correct.

Chairperson Moore said the public notice indicates the original plan. Senior Planner Burhop apologized for the confusion. He noted 2 sentences should have been deleted.

Dr. Lubelfeld said they made a mistake by not adding the 3 spaces initially, and noted there would be no additional parking later.

- Ms. Sosonkin returned and asked if parking inside the circle is parallel. It was stated it is.

More PDC comments are…..

- Commissioner Kerch said it is a very difficult site.
- Chairperson Moore noted those on Dean Avenue are city parking spaces. She shared original plans cannot be changed.
- Commissioner Henry:
  - stated the 3 spaces seem to be located near play areas, basketball courts. He asked if they could be moved to the Dean Avenue side. Dr. Lubelfeld said they exhausted every option (avoiding utilities). These were already reduced to 3 spaces. They don't believe there are safety concerns.
  - asked why there are no safety concerns. Dr. Lubelfeld said it is a busy space. There are a minimum amount of spaces in the best place.
- Chairperson Moore asked if there would be signage for those spaces. Mr. Lubelfeld said yes.
- Commissioner Ihnchak asked if parking there could be separated with bollards, fencing. Dr. Lubelfeld said bollards and a gate are there presently.
- Commissioner Nanus asked if the playground would be open earlier. Dr. Lubelfeld said he would suggest that.

Councilperson Ross said she understands District 112 is adding Staff, asked if that's true, and if additional staff would park at the Metra station. Dr. Lubelfeld said they don't believe more staff will be needed.

Commissioner Kerch moved to adopt the Findings of Fact recommending approval. Commissioner Henry seconded the motion.

On a roll call vote
Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, Mantis & Nanus
Voting Nay: None

Director Fontane declared that the motion passed unanimously.

OTHER BUSINESS

1. Information Item: Administrative Design Review Update

There were no updates.

2. Next Regular Meeting – November 18, 2025

Senior Planner Burhop noted this meeting will likely be cancelled.

4. Case Briefing

Director Fontane noted on October 30, 2025, City Council approved a Preliminary Amendment for a PUD at 1700 Old Deerfield Road (Solo Cup site).

Corporation Counsel Martinez advised about pending legislature in Springfield where a senate bill passed to eliminate municipalities to require minimum parking requirements. He expounded, and said if signed by the Governor, this would go into effect January 1, 2026. Director Fontane said Staff expects this to be signed, and noted the local code would not apply, and an Amendment would be added. He emphasized this goes beyond the Repark Rule and is regarding new development.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

ADJOURNMENT

Commissioner Henry moved to adjourn the meeting at 8:18 p.m. Commissioner Fettner seconded the motion.

On a voice vote
Voting Yea Chairperson Moore; Commissioners Fettner, Henry, Ihnchak, Kerch, Mantis & Nanus
Voting Nay: None

Chairperson Moore declared that the motion passed unanimously.

Respectfully Submitted,

Gale Cerabona/Recorder

MINUTES OF A REGULAR MEETING ON NOVEMBER 4, 2025, WERE APPROVED WITH CORRECTIONS.

DRAFT

MEMORANDUM – PLAN & DESIGN COMMISSION

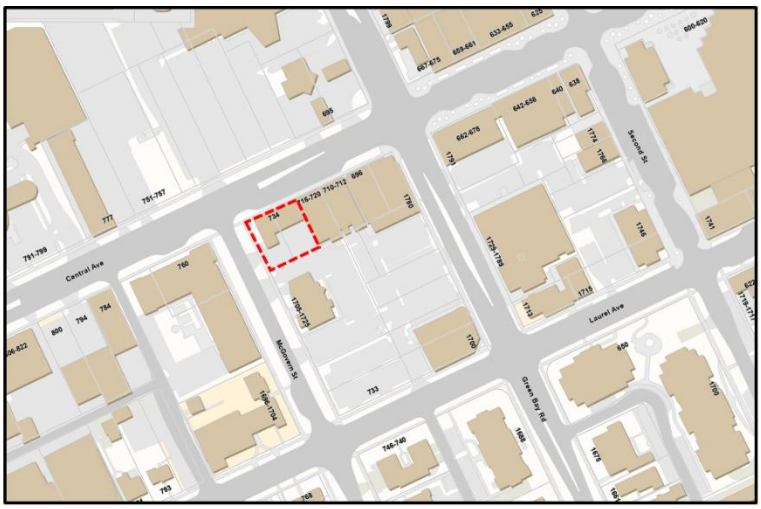
TO: Plan and Design Commission ("***Commission***")

FROM: Community Development Department

DATE: for the Dec. 16, 2025 Commission Meeting

RE: **Public Hearing #PUD-2025-00079 for a Special Use Permit in the Nature of a Final Planned Development, with Modifications from City Code; and Design Review and Final Plat of Consolidation, with Variances from City Code (734 Central Ave.)**

Project Summary.
Gerard Alan Coyle (Platinum Premier Homes) ("***Applicant***") proposes a new 6-story, 11-unit multi-family residential development at 734 Central Ave. (the "***Property***").



The development will include a lobby and parking on the ground floor (within the structure) and 11 proposed residential dwelling units on floors 2-5. One inclusionary (affordable) unit is proposed. Access to the roof is also proposed, along with roof structures (on the sixth floor).

In order to proceed with their project, the Applicant requests a (1) Final Planned Development ("***PUD***"), (2) a plat of consolidation, and (3) final Design Review.

The Applicant's narrative describing the project is in **Attachment 1**, the architectural plans in **Attachment 2**, and the civil plans in **Attachment 3**. The plans are substantially similar to those adopted by the Council on May 27 and to the Commission's April 15 recommendation, with one substantial difference (and some minor changes):

- Substantial change: additional bulk on the sixth floor – expansion of the proposed rooftop penthouses for two residential units. (Note – this is not a new story nor a higher dimension than contemplated by the preliminary review. Rather, this is more bulk that exceeds what was reviewed in the preliminary phase.)
- Various minor changes: changes include reduction of one parking space (still complies with parking requirements), additional shrubs, and other minor changes, as reviewed in this report.

Should the Commission want to recommend approval Findings of Fact have been prepared (at the request of the Applicant) and are included as **Attachment 6a and 6b** (the Findings of Fact have been further updated from the version the Commission adopted on April 15 and the redline changes are in 6a and the clean version is 6b)[1].

Project Description:	Preliminary PUD for an 11 unit Multi-Family 6-story Building
Applicant	Platinum Premier Homes
Property Owner:	CTLT Trust no. 3541
Site Location:	734 Central Ave.

[1] Findings of Fact were provided at the request of the applicant and are not a staff recommendation. The Commission may recommend approval, approval with conditions, denial, or continue the item for more information.

Site Area:	10,000 sq. ft. / 0.23 acres
Zoning:	B4-5 & Article 23 Frontage
Public Hearing Consideration	Feb. 4, March 18, and April 15, 2025 Commission meetings

Prior Consideration.
The City Council considered the preliminary PUD at its May 12 and May 27 meetings (click on the hyperlinks for the packet, minutes, and video of those meetings), granting preliminary approval on May 27[2]. The Applicant was submitted within six months of the May 27 approval, as required per Sec. 150.535(A). The Preliminary Resolution (R65-2025) is included as **Attachment 5**.

The Commission considered the project at its Feb. 4, March 18, and April 15 meetings[3]. On April 15, 2025, the Commission recommended approval 4-0, with the modifications and public benefit as adopted in the attached resolution. Commission comments throughout the public hearing included the following:

1. Exterior lighting was discussed and the preliminary resolution acknowledged specific foot-candle variations at the pedestrian entrances.
2. Clarified that although located in a B4-5 Zoning District the development is required to meet the B4-4 bulk standards because the Property is undersized (less than 15,000 sq. ft.).
3. Discussion about the parking garage layout for ADA concerns, vehicle maneuverability, and bicycle storage.
4. Requests for additional elevation and rendering documents.
    - Applicant provided additional elevations and renderings.
5. Talk about development along a zero-setback property line.
    - Project will comply with relevant building codes were a zero-setback is proposed.

Planning Comments for Applicant Follow-up:

1. Demonstrate that roof top mechanical equipment is screened behind parapet or wall and will comply with Article 6 performance standards.
2. Provide accessible parking and roof top access in accordable with the Illinois Accessibility Code / ADA standards.
3. Provide brick paver sidewalks as required for the downtown streetscape program.
4. Demonstrates that bicycle parking is being made available that complies with recommendation of Plan and Design Commission. The Applicant has marked spaces for seven bicycles inside the first floor garage along the south wall and should depict this is with the Final Plans.
5. Applicant should provide a complete list and bubble sheets of all changes made submitted with Final Plans compared to the Preliminary Plans.
    a. As part of this the Applicant should dimensions and provide sq. ft. in areas of the changes that occurred to the rooftop structures (pergolas, the building, etc.).

[2] Voting 6-1 to grant preliminary approval.
[3] Click on the hyperlinks for the packet, minutes, and video of those meetings. The Feb. 4 staff report also contains full zoning review.

b. The Applicant should verify the renderings and materials presented at Preliminary are still the same as Final.

c. The Applicant should verify if Exhibit B in the Preliminary Resolution is still the exterior lighting proposed.

d. Verify the change (increase) in landscaping, and verify if one garage parking space has been eliminated.

6. Provide a response to Sec. 150.535(A)(5) and (6) and the documents, as appropriate, before City Council meeting, regarding formal agreements for third party ownership and maintenance of common areas and declaration of covenants for HOA or similar entity.

7. Provide verification the plat of consolidation is final and meets the City's checklist for recordation.

8. Also, verify if Sec. 151.008(B)(7) will be met or if a waiver to burial of utilities onsite or in the adjacent right-of-way is requested.

Public Testimony.
No testimony what provided over the three Commission hearings. Letters in support of the project were submitted during the preliminary stage and are available at the prior links posted for prior meetings. No additional public comments have been submitted for the Final PUD.

Modifications Requested.
Per Sec. 150.535(B) there are limited permitted minor changes allowed to a Final PUD.

- UPDATE. The Applicant has expanded the size of structures on the sixth floor, increasing the height relief requested by bulk. To be clear – the height itself has not changed. The height relief is the same. The issue – the change – is that there is more bulk encroaching within that height. There were sixth floor structures before, and those have been enlarged to include penthouses for the residential units.
    - As this is an increase in the bulk relief requested per Sec. 150.535(B)(9), this Final PUD is being processed as public hearing.

The following provides a summary of the relief requested with a zoning analysis. The proposal meets the density requirement and the B4-4 & Article 23 setbacks for minimum and maximum setbacks; and meets the Article 23 build-to-zone, transparency, blank wall area, and street-facing building entrances requirements. However, the proposed development requires relief from height, stepback, traffic vision, landscaping, location of parking relative to front lot line and setback requirements as follows:

- Relief from the **height** requirements – UPDATE: no change in the height or story dimensions except that more bulk is proposed on the sixth floor:
    - 51' and four (4) stories are the maximum height limits[4].
        - 69' and six stories are proposed.
            - Therefore, relief of 18' and two (2) stories is required.
    - A 15' **stepback** is provided for the fifth floor, which meets Code
        - However, only 4.67' of the 15' additional feet of stepback required for the sixth floor is provided.

[4] The Property is zoned B4-5; however, because the property is less than the 15,000 sq.f t. min. lot area requirement Sec. 150.705(c) requires the B4-4 bulk regulations to be met. The B4-5 allows, via a PUD, a max. height of 63' and max. of five stories.

- Therefore, 10.33' of relief is needed for the sixth story.

- Relief to the **traffic vision** requirements for a corner lot. Note the right-of-way parkway provides sufficient traffic vision at this location.[5]

- Relief of five (5) **shade or ornamental trees** otherwise required that are not provided.

    - a five foot deep foundation landscaping buffer is required– five feet is proposed, with the following landscaping quantities[6]:

    - UPDATE: Four more shrubs are provided than what was provided in the resolution approved by City Council (CC) in May.

type	required	proposed	relief	notes
shade or ornamental trees	5	0	5	no change
evergreen trees	0	0	0	no change
total trees	5	0	5	no change
shrubs	40	63	23	4 more than CC

- Relief to Sec. 150.808(I)(1) regarding percentage of **parking within 40' of front lot lines**. The Applicant proposes coverage of 59.8% and the max. limit is 40%.

- Relief from Sec. 150.520(M) 15' **setback from the building to the east** is required, 0' is proposed[7].

- Relief to Sec. 150.605(A) for exterior lighting, to allow up to 7.5 foot-candles at the north pedestrian entrance, up to 7.8 foot-candles at the northwest pedestrian entrance, and up to 2.4 foot-candles at the southwest pedestrian entrance, as depicted in Exhibit E in the Preliminary Resolution (**Attachment 5**).

Parking Reduction Request.

- Per Sec. 150.804(C)(4)(a) the Applicant requests a 15% off-street parking reduction based on proximity to transit.

    - This location is within 1,325' of a transit stop as required to be eligible for this 15% parking reduction.

        - If granted the off-street parking requirement is 19 spaces – the Applicant proposes 20 total parking spaces, including one guest spaces.[8]

        - UPDATE. 21 spaces were provided and that total is now 20. That still meets and exceeds the 19 space requirement.

Subdivision (UPDATED).
The Applicant submitted the plat of consolidation, as required and as stated in the preliminary PUD reports. The plat is **Attachment 7**. The following is a review of the plat:

---

[5] The corner of the building is 5' and 5' setback from either front property line, encroaching within the Sec. 150.808(H) and the Sec. 150.707(G) 25' vision clearance area required for corner lots. McGovern St. traffic at this intersection is controlled by a stop sign; however. The City's parkway at this location is approximately 24-25 feet from the edge of the road to the private property line. With the 5' setback, there is still an approximate 29'-30' vision triangle available.

[6] The applicant proposes shrubs of three different species as follows: 19 Little Quick Fire Hydrangeas; 30 Green Moon Alpine Currents; and 10 Chicagoland Green Boxwoods.

[7] A 15' setback to new or existing buildings per Sec. 150.520 is required. The project must comply with relevant building codes regarding construction along a 0' lot line setback.

[8] The Applicant submitted a Traffic Study, and adequately responded to all comments by the City's third party traffic consultant, CivilTech.

Section 151.004 Minimum Design Standards & Other Chapter 151 Requirements			
Standard	***Requirement***	***Proposed***	***Notes***
lot shape	4 sides / 90 degree angles	lot is 4-sided w/ 90 degree angles	complies
lot depth	125'	one side is 99' and one side is 100' - this is an existing condition for the site area	**Sub. Variation**
zoning lot area	B4-5; none *	9,900 sq. ft.	complies
zoning width	B4-5; none	no min. requirement	complies
creation of nonconformities	none allowed	none proposed	complies
tableland	20% or more	complies	complies
frontage on a public street	frontage required	front on Central and McGovern	complies
no through lots	no through lots allowed	none proposed	complies
established property width average	no triggered	requirement is not triggered	complies
streets and alleys and pedesterian ways	ROW dedication not required	sidewalk being provided	complies
other public access use areas and facilities	no comments from PW	under PW review	under review
utility and drainage easements	new lots proposed	under PW review	under review
lot-in-depth standards	none proposed	not applicable	complies
Other Review Notes:			
flood plain	none	no flood plain on property	noted
required infrastructure improvements	See PW comments	See PW comments	under review
burial of utility lines	must comply & bury per Sec. 151.008(B)(7)	under review	under review
*Sec. 150.705 indicates 15,000 sq. ft. or 25,000 sq. ft.; however, per (c) development can occur below these lot sizes but per those specific regulations.			
*Also, the consolidation brings the site otherwise into conformance - the 9,900 sq. ft. site area is a pre-existing condition.			

- One subdivision variation is required to lot-depth. This is a pre-existing condition for the site.
- Public Works is reviewing the plat, though did provide earlier comments regarding the PUD.

Consideration Standards.
This consideration includes three elements: (1) Final Planned Development in the nature of a Special Use Permit ("***SUP***"), and (2) Design Review. Also, the (3) plat of consolidation was submitted. The standards are further listed in the **Findings of Fact Attachment 6a and 6b**.

- Planned Development, Sec. 150.520.
- Special Use Permit, Sec. 150.1404(A).
- Design Review – Chapter 176.
- Chapter 151 Subdivision. **Sec. 151.009. - Variations and Exceptions.**
    - "Variations from these regulations shall not be granted as a right. However, the Plan Commission may recommend and the City Council may grant variations from the regulations contained in this Subdivision Code in specific cases which do not affect the general plan or the spirit of the Subdivision Code. Such recommendations shall be communicated to the City Council in writing."

Public Benefit.
The Applicant proposes a cash donation of $15,000 to the downtown streetscape improvement fund, see **Attachment 1**. The Commission and City Council should use Sec. 150.515(C) Standards for Public Benefit specifically in its review.

Inclusionary Housing Review.
The final inclusionary application for 734 Central Avenue was approved at the April 2, 2025 Housing Commission meeting with no departures from the Inclusionary Ordinance. A by-right partial payment-in-lieu of $148,320 to the Housing Trust Fund was approved for the partial 0.8 units not provided on-site. The inclusionary unit floor plans are consistent with the plans approved in April. On April 2nd Housing Commission found the inclusionary housing plan to be compliant with the Code and voted to recommend of approval (5-0) to the City Council.

The proposed development consists of 11 total units including one (1) inclusionary unit on-site and $148,320 payment-in-lieu for the required fractional 0.8 unit[9], the unit's location and amenities, and design changes for the unit were considered.

The Preliminary Resolution approved the Final Inclusionary Housing Plan and was included as Exhibit F therein.

Other Staff Comments.

- Public Works — Forestry Unit:
  - Any tree preservation concerns will be addressed in permitting. At which time a tree preservation plan, tree inventory/survey, and landscape plan will be required submittals.
  - [For the May 27 City Council.] Regarding tree plantings in the City's right-of-way: Forestry indicates there is insufficient space on the McGovern Ave parkway to accommodate additional parkway trees and allow for future growth without overcrowding. Additionally, there is a public safety concern with maintaining sight lines at the Central Ave/McGovern intersection.
  - City Forestry has reviewed the Final Plans and has no further comments.
- Public Works— Engineering Division:
  - The City's Engineering Division reviewed this development during preliminary phase and provided its comments, along with CivilTech's review, during preliminary review.
  - Updated comments are included in **Attachment 4**. The Applicant will have to respond and comply before City Council approval.
- Community Development – Building Division:
  - Must comply with City's Building Code as amended, and Illinois Accessibility Code.
  - Applicant is working to verify the rooftop accessibility requirements will submit revised plans, as appropriate.

[9] A payment in-lieu for fractional units required is allowed by-right.

734 CENTRAL AVENUE

Applicant: Platinum Premier Homes
1456 W. Fullerton
Chicago, Illinois 60614
(708) 772-1977
patick@platinumhomeschicago.com

LOCATION OF PROPERTY

The downtown commercial uses to the east, north and south. Multi-family building to the west.

STATEMENT OF OWNERSHIP

The applicant is the contract purchaser of the property.

ZONING STATEMENT

734 Central Avenue is located in the Central Business District, and it is in the B4-5 Zoning District. Since the lot is considered undersized, it must be developed consistent with regulations set forth in the B4-4 Zoning District.

STATEMENT OF OBJECTIVES

734 Central is located in the Central Business District. Currently, it is improved with an old, obsolete commercial building. The applicant desires to demolish the existing structure and replace it with a new condominium building containing eleven (11) units. The building will be 69' to the top of the roof stairwell and elevator enclosure which exceeds the 51' maximum allowable height. The excess height is needed for the fifth floor and the roof top elevator and stair enclosure. There will be two entrances, one on Central Avenue another on McGovern Avenue. The building's ground floor will consist of a lobby and parking. There will be ample off-street parking with a total of 19 spaces available to the unit owners and guests. One spot will be conveyed with each unit, and except for the required guest parking space, additional spaces will be available for purchase until all the remaining spaces are conveyed. The Second, Third and Fourth floors will contain three (3) units each with two (2) units with roof top access available on the Fifth Floor. The fifth floor (which will be step back 15 feet) and the roof top access requires zoning relief.

The project has been designed a project consistent with the overall land use density and open space objectives of the Comprehensive Master Plan. The proposed project provides for efficient use of land facilitating a more economic arraignment of the building, circulation systems, land use and utilities. The proposed development will provide an environment of stable character compatible with the surrounding areas. As each unit will have at least one garage parking space. Thus, this project will provide for the best use for the Property as envisioned by the Master Plan.

The condominium building will be constructed using the highest quality materials. The building will be masonry clad with limestone trim. Insolated aluminum prefinished windows are planned. The nature of the quality of materials being used will enhance the curb appeal of the development.

Required guest parking will be available in the parking lot. Moreover, a plethora of public parking spaces are located around the development. Thus, the project provides for sufficient resident and guest parking.

The proposed project will satisfy the need in the community for appropriately sized condominiums adjacent to the central business district. The project is being developed within the Transit Orientated District (TOD) since the Metra station is nearby and the PACE bus route and stop is directly north of the property. Once developed, the new condominium building will be compatible with the existing land uses in the surrounding areas.

The benefits to the City will be enormous. The replacement of an old, obsolete commercial structure with a brand-new condominium building will contribute to increase tax revenue to the City. The units will be ideal for smaller households and those who do not wish to do extensive home maintenance. This development will be the template that others may follow. Finally, the development and beautification of the Property located on one of the arterial streets will create a pleasing environment that will contribute to the elements that will induce people to choose the Central District as a place to live, shop and work. Therefore, the City will enjoy the vast benefits and fruits from this project.

STATEMENT OF MODIFICATION OF ZONING DISTRICT STANDARDS.

150.705 Height

- 69' instead of 51'.

OPEN SPACE STATEMENT

The development was designed to maximize the minimum amount of required open space. However, like other infill downtown developments and due to the small lot size, very little open space is available.

WAIVERS

The applicant hereby requests that due to the small size of the project that certain studies are unnecessary. Thus, pursuant to Section 150.525(E) of the Code, we request that the Director waive the submission of the following:

1. Fiscal Impact Study
2. Market Study

STATEMENT OF PUBLIC BENEFIT

Also, a donation to the downtown streetscape improvement fund shall be made in the amount of $15,000.00.

AFFORDABLE HOUSING STATEMENT

The proposed development will provide the required affordable housing unit.

SUMMARY

As set forth above, the proposal is consistent with the City's Master Plan. The proposed project will satisfy all of the required standards of the Code, including but not limited to the following:

- The planned development will not be detrimental to or endanger the public health, safety, morals, comfort and general welfare of the community.
- Its location will be in harmony and consistent with the orderly development of the zoning district.
- It will have no adverse impact on other property in the immediate vicinity nor will it diminish or impair the value of the neighboring property.
- Adequate utilities, access roads, drainage and other necessary facilities will be provided.
- Parking areas of adequate size and shape shall be properly located so the entrance and exit to and from these parking areas will minimize nuisance and traffic congestion in the public streets.
- Finally, a genuine public benefit is provided so that the entire community can enjoy this project.

We respectfully request that you consider and recommend this plan to the City Council.

Multi-Family Development for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

Legend

- Existing Wall to Remain
- New Partition and/or Wall Refer to Wall Types
- Existing Construction to be Removed
- Room Number
- Revision
- Elevation Tag
- Elevation Change in Plan
- Detail
- Interior Elevation Tag - Multiple
- Interior Elevation Tag - Single
- Wall Type Tag
- Door Tag
- Window Tag
- Section Mark
- VCT / CPT Flooring Transition
- Keyed Note

General Conditions

1. **General Contractor:** If any discrepancy exists on the drawings, the General Contractor is to notify the Architect in writing for direction. The General Contractor is responsible for reviewing the construction documents to become familiar with the design intention of the project. The General Contractor is responsible for any work not in compliance with the final code approved plans. General Contractor shall coordinate all work with other trades and with the Architect.
2. **Building Codes:** All work and materials shall be in conformance with the codes and ordinances of the City of Evanston, and with manufactures written recommendations.
3. **'Methods and Means':** The Owner and the Architect shall not be responsible for the 'Methods and Means' that the General Contractor or any of the General Contractor's Sub Contractors may utilize. Adequacy of temporary shoring and other temporary support devices are the responsibility of the General Contractor.
4. **Insurance:** The General Contractor and all Sub Contractors shall be insured for this site specific project and maintain said insurance throughout the duration of the work. The insurance shall be 'All Risk' Builders insurance and shall be an amount equal to or greater than the value of the aggregate work and/or services being performed by the General Contractor, Sub Contractors and/or Design Professionals and Consultants.
5. **Additional Insured:** Kipnis Architecture + Planning and the Owner shall be listed on the policy as named additional insureds. Copies of all of the insurance policies are required before any of the work on this project commences.
6. **General Liability Insurance:** The Owner shall require the General Contractor and all of the General Contractor's Sub Contractors to purchase and maintain General Liability Insurance for the duration of the project in an amount acceptable to the Owner.
7. **Scaling Drawings:** Drawings, including but not limited to graphic images, hatch patterns, etc. shall be superseded by written descriptive text. The drawings are not be scaled.
8. **Dimensions:** Dimensions are to finish unless otherwise indicated. Verify tub rough framing dimensions with selected tub manufacturer and adjust as required.
9. **Drawing Information:** The information contained in the construction documents is in itself incomplete and void unless used in conjunction with the project specifications, local trade practices, and/or applicable standards, codes, etc.
10. **Permits:** General Contractor shall obtain and pay for all permits required for completion of the project, arrange for all necessary inspections and make all required submittals except for the building permit, which the Owner will pay for.
11. **Product Substitution:** All products shall be as specified. Contractor may, at their own expense, propose alternate products that are to be equivalent in quality, finish and function. Assuming that proposed substitutions are submitted in writing and in a timely manner, they may be considered by the architect and, at the architect's discretion, may be allowed.
12. **Damages:** Protect property from damage and/or deleterious activities. Repair any damage that may occur at once.
13. **Site Maintenance:** Maintain the site in a clean and orderly manner. Remove all debris, excess materials, dirt and similar items and properly and legally dispose of off site.
14. **Cleaning:** General Contractor shall clean the project at 'substantial completion' to a 'broom finish' level. All equipment, fixtures, floors, windows, etc. shall be cleaned and ready for owner occupancy. All fittes shall be clean at time of project completion.
15. **Design and Build:** Portions of the work indicate that work will be performed on a "Design and Build" basis. In such cases, the Contractor shall be solely responsible for the complete design, engineering, and installation of such systems or equipment and shall warranty to the Owner that such work shall adequately meet the needs and requirements of the Owner and of the project as planned and its intended uses as well as comply completely with all applicable codes, ordinances and governing regulations. In no way shall a design and build arrangement limit the responsibility of the General Contractor to complete his obligations to meet such needs and requirements.

Design and Build work shall include, but not be limited to, the following:
- Heating Ventilation and Air Conditioning System
- Plumbing System
- Electric System

16. **Shop Drawings:** Shop drawings and/or product submittals are to be provided to the Architect for review and approval prior to installtion/order placement as follows:
- Floor/Roof Trusses if scheduled
- Windows and Doors
- Thermal controls and devices
- HVAC system
- Insulation material
- Other items as requested by the Architect

Additionally, contractor to provide 3' sample of all trim, tacked up in place for review and approval by Owner/Architect.

17. **Blower Door Test: Contractor to provide two blower door tests for entire house, one before drywall is installed and one after project completion.**

Alternates:

1. **Interior Stone:** Delete Stone of Interior of Master Bedroom Fireplace Pfd. Drywall

Allowances

1. **Tile:**
   a. Provide $7/s.f. material allowance for tile flooring at mudroom, basement bath and laundry.
   b. Provide $8/s.f. material allowance for 1st floor powder room.
   c. Use $9/s.f. material allowance for 2nd floor hall bath.
   d. Use $12/s.f. material allowance for master bath with $1500 allowance for decorative tile work, material only.
2. **Tile:**
   a. Provide $7/s.f. material allowance for tile flooring at mudroom, basement bath and laundry.
3. **Countertops:**
   a. $100/sf (installed price) for all countertops.

Drawing Index

A-0.0	Cover Sheet, Site Plan
A-1.1	First Floor Plan
A-1.2	Second Floor Plan
A-1.3	Third & Fourth Floor Plan
A-1.4	Fifth Floor Plan
A-1.5	Sixth Floor Plan, Roof Plan
A-2.0	North Elevation
A-2.1	West Elevation
A-2.2	South Elevation
A-2.3	East Elevation
A-3.0	Building Section
A-3.1	Wall Types
A-3.7	Assembly Details
A-3.2	Section Details
A-3.3	Fire Details
A-3.4	Fire Details
A-3.5	Fire Details
E-1.1	First Floor
E-1.2	Second Floor
M-1.0	Basement
M-1.1	First Floor
M-1.2	Second Floor Mech
M-1.3	Attic Mechanical
S-0.0	General Notes
S-1.0	Foundation Plan
S-1.1	First Floor
S-1.2	Second Floor
S-1.3	Attic Framing Plan
S-1.4	Roof Framing Plan
S-2.0	Foundation Sections
S-2.1	Structural Details

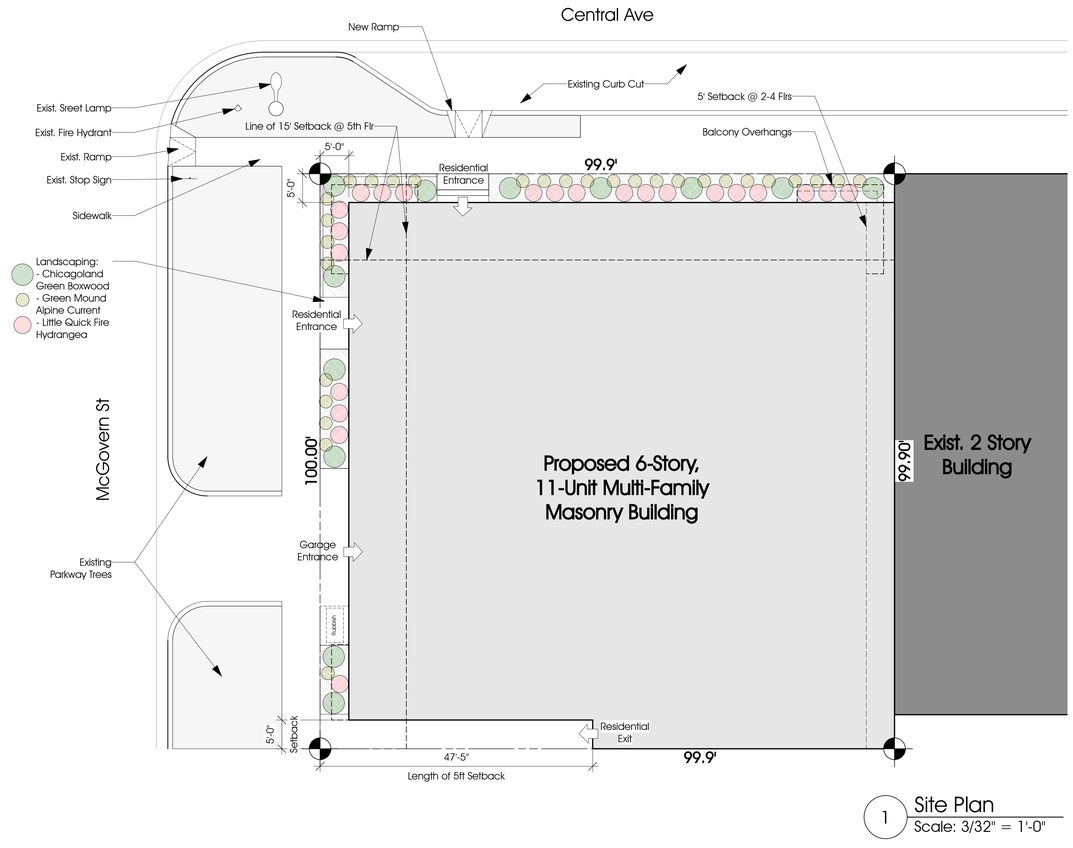
Applicable Codes

International Building Code (IBC)	2021
International Residential Code (IRC)	2021
International Mechanical Code	2021
International Fuel Gas Code	2021
National Electric Code (NFPA 70)	2020
NFPA Life Safety Code 101	2021
International Fire Code (IFC)	2021
International Energy Conservation Code (IECC)	2018
Illinois State Plumbing Code	
Illinois Accessibility Code	

Zoning Data

Zoning District: B4-5** B4-4 Req's per 150.705 (c)

	Req'd	Proposed
Min. Lot Area	15,000 s.f.	No Change
Min. Lot Area Per Unit	871 s.f.	1,364 s.f.
Min. Front Setback	5'0"	5'0"
Min. Rear Setback	0"	0"
Max. Bldg Hgt	51'; 4 Stories	69'0" ; 6 Stories
Min. Parking	13 (Mass Transit Red.)	20
Minimum Affordable Units	1.2	1.00
Impervious Surface		9,285 sf (93%)



1 Site Plan
Scale: 3/32" = 1'-0"

Abbreviations

A.B.	Anchor Bolt	ELEV.	Elevation	INV.	Invert	REF.	Refrigerator
A.C.	Air Conditioning	EQ.	Equal	JST.	Joist	REQ'D.	Required
ADJ.	Adjustable	EQUIP.	Equipment	JT.	Joint	R.H.	Right Hand
A.F.F.	Above Finished Floor	EXIST.	Existing	KIT.	Kitchen	R.H.R.	Right Hand Reverse
AL.	Aluminuim	EXP.	Exposed	LAM.	Laminated	RM.	Room
ALT.	Alternate	EXT.	Exterior	LAV.	Lavatory	R.O.	Rough Opening
APPROX.	Approximate	E.W.C.	Electric Water Cooler	L.P.S.	Low Pressure Sodium	S.	South
ARCH.	Architectural	F.A.R.	Floor Area Ratio	L.H.	Left Hand	S.B.	Sandblast
ASPH.	Asphalt	F.D.	Floor Drain	L.H.R.	Left Hand Reversed	S.C.	Solid Core
BD.	Board	F.E.	Fire Extinguisher	LT.	Light	SCHED.	Schedule
BITUM.	Bituminous	F.E.C.	Fire Extinguisher Cab.	MAS.	Masonry	S.D.	Smoke Detector
BLDG.	Building	F.F.	Finished Floor	MAX.	Maxium	SECT.	Section
BLKG.	Blocking	F.F.H.B.	Frost Free Hose Bib	M.C.	Medicine Cabinet	SHT.	Sheet
B.M.	Beam	F.H.C.	Fire Hose Cabinet	MECH.	Mech.	SIM.	Similar
B.O.	Bottom Of	FIN.	Finish	MED.	Medium	S.M.	Sheet Metal
BRG.	Bearing	FIXT.	Fixture	MFR.	Manufacturer	SPEC.	Specification
CAB.	Cabinet	FLR.	Floor	MIN.	Minimum	SQ.	Square
C.B.	Catch Basin	FLUOR.	Fluorescent	MISC.	Miscellaneous	S.STL.	Stainless Steel
C.I.	Cast Iron	FND.	Foundation	M.J.	Midwest Jobber	STD.	Standard
C.J.	Control Joint	F.P.	Fireplace	M.O.	Masonry Opening	STL.	Steel
CL.	Centerline	FT.	Feet	MRB.	Marble	SURF.	Surface
CLG.	Ceiling	FTG.	Footing	MTD.	Mounted	SYM.	Symmetrical
C.M.U.	Concrete Masonry Unit	FURN.	Furnance	MTL.	Metal	SYS.	System
COL.	Column	FURR.	Furring	MULL.	Mullion	TEMP'D	Tempered
CONST.	Construction	GA.	Gauge	N.	North	T.	Tread
CONT.	Continuous	GALV.	Galvanized	N.I.C.	Not in Contract	T&B	Top & Bottom
C.O.	Clean Out	G.B.	Grab Bar	N.T.S.	Not to Scale	T.B.	Towel Bar
CPT.	Carpet	GND.	Ground	O.C.	On Center	TEL.	Telephone
C.T.	Ceramic Tile	GYP. BD.	Gypsum Board	O.D.	Outside Diameter	THK.	Thick
C.W.	Cold Water	H.B.	Hose Bib	OPNG.	Opening	T.O.	Top of
D	Dryer	H.C.	Hollow Core	OPP.	Opposite	T&G	Tongue and Groove
DBL.	Double	HD.	Head	PERF.	Perforated	T.P.	Toilet Paper Holder
DEPT.	Department	HDWR.	Hardware	P.LAM.	Plastic Laminate	T.V.	Television
D.F.	Drinking Fountain	HGT.	Height	PL.	Plate	TYP.	Typical
DIA.	Diameter	H.I.D.	High Intensity Discharge	P.L.	Property Line	U.N.O.	Unless Noted Otherwise
DIM.	Dimension	H.M.	Hollow Metal	PLYWD.	Plywood	VTR	Vent Through Roof
DN.	Down	HORIZ.	Horizontal	PNT.	Paint	VERT.	Vertical
DR.	Door	H.P.S.	High Pressure Sodium	PR.	Pair	V.I.F.	Verify in Field
D.S.	Downspout	HR.	Hour	PREFAB.	Prefabricated	V.C.T.	Vinyl Composition Tile
DTL.	Detail	HRDWD.	Hardwood	PROP.	Property	W.	Washing Machine
D.W.	Dishwasher	H.W.	Hot Water	PT.	Point	W/	With
DWG.	Drawing	I.D.	Inside Diameter	Q.T.	Quarry Tile	W/O	Without
E.	East	IN.	Inch	QTR.	Quarter	W.C.	Water Closet
EA.	Each	INCL.	Include	QUAL.	Quality	WD.	Wood
E.I.F.S.	Ext. Insul. Finish Sys.	INSUL.	Insulation	R.	Riser or Radius	W.H.	Water Heater
ELEC.	Electrical	INT.	Interior	RAD.	Radius	W.W.F.	Welded Wire Fabric

ENERGY CONSERVATION CODE COMPLIANT STATEMENT

I certify that I am a Registered Energy Professional (REP). I also certify to the best of my professional knowledge and belief that the attached plans for:
734 Central Ave
Highland Park, IL
fully comply with the requirements of the Chapter 18-13, Energy Conservation, of the Municipal Code of Chicago, Except 18-13-303.1

Signed
001-012329
License No.
Nov. 14, 2025
Date

City Stamp, City of Highland Park

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief conform to the Building Codes and Ordinances of the ***City of Highland Park.***

Nathan Kipnis
License No.
001-012329

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

Cover Sheet, Site Plan

Print Date
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

SHEET
A-0.0

GENERAL ACCESSIBILITY NOTES

PROJECT IS REQUIRED TO COMPLY WITH: ICC A117.1-2009 (REFERENCED STANDARD WITH MODIFICATIONS), ILLINOIS ACCESSIBILITY CODE 2018, FAIR HOUSING AMENDMENTS ACT AND SEVEN DESIGN GUIDELINE REQUIREMENTS

ENTRANCES:
1. ALL SIGNAGE TO COMPLY WITH ICC A117.1-2009 SECTION 703 AND APPENDIX E107.
2. BRAILLE SIGNAGE SHALL BE PROVIDED AT THE BUILDING ENTRY INTERCOM.
3. SIGNAGE SHALL BE PROVIDED IN PARKING SPACES RESERVED FOR INDIVIDUALS WITH DISABILITIES.
4. ACCESSIBLE PASSENGER LOADING ZONES SHALL BE PROVIDED ADJACENT TO SPACES RESERVED FOR INDIVIDUALS WITH DISABILITIES.
5. INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE.
6. INACCESSIBLE TOILET FACILITIES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE ROUTE TO THE NEAREST ACCESSIBLE FACILITY.
7. ALL HANDRAILS SHALL COMPLY WITH ICC/ANSI A117.1-2009 AND THE FOLLOWING CRITERIA: A) THE DIAMETER OR WIDTH OF THE GRIPPING SURFACE SHALL BE 1 1/4"-1 1/2". B) THE CLEAR SPACE BETWEEN THE HANDRAILS AND THE WALL SHALL BE 1 1/2".
8. FACILITIES AND ELEMENTS REQUIRED TO BE ACCESSIBLE SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, ALL SIGNAGE SYMBOLS TO MEET THE REQUIREMENTS OF ICC/ANSI A117.1-2009. SEE FIGURE BELOW:

ICC/ANSI A117.1-2009 REQUIREMENTS FOR PRIVATELY OWNED MULTI-STORY HOUSING:

AT LEAST 20% OF UNITS SHALL BE "ADAPTABLE" (TYPE A) UNITS IN ACCORDANCE WITH ILLINOIS ACCESSIBILITY CODE SECTION 233.6. THE REQUIRED UNITS SHALL BE DISTRIBUTED PROPORTIONALLY AMONG THE VARIOUS TYPES AND CLASSES OF UNITS.

IN ACCORDANCE WITH ILLINOIS ACCESSIBILITY CODE SECTION 233.6, AN AUDIBLE AND VISUAL EMERGENCY WARNING SYSTEM SHALL BE PROVIDED IN ALL COMMON AREAS AND SHALL BE AVAILABLE AS NEEDED IN NOT LESS THAN 20% OF UNITS. PERMANENT, IN-UNIT EMERGENCY WARNING SYSTEMS SHALL BE VISIBLE FROM ALL ROOMS IN UNIT.

ALL UNITS MUST BE "TYPE B" DWELLING UNITS. PROJECT MUST COMPLY WITH THE FOLLOWING DESIGN REQUIREMENTS:

1. FOLLOW ICC/ANSI A117.1-2009 FOR ALL TECHNICAL REQUIREMENTS.
2. COMMON USE AND PUBLIC USE SPACES ON ALL FLOORS (LEVELS) SHALL BE ACCESSIBLE.
3. AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE PUBLIC SIDEWALK, PUBLIC TRANSPORTATION FACILITIES, AND PARKING TO AND THROUGH AN ACCESSIBLE ENTRANCE.
4. AT LEAST ONE ENTRANCE DOOR INTO THE DWELLING UNIT FROM AN ACCESSIBLE ROUTE SHALL HAVE A MINIMUM CLEAR WIDTH OF 32".
5. A PATH OF TRAVEL WHICH COMPLIES WITH ACCESSIBLE ROUTE REQUIREMENTS OF ICC/ANSI A117.1 SHALL BE PROVIDED ON EACH LEVEL THROUGH ALL CORRIDORS TO ALL HABITABLE ROOMS.
6. AT LEAST ONE DOORWAY WITH A MINIMUM CLEAR WIDTH OF 31 3/4" SHALL BE PROVIDED TO ALL HABITABLE ROOMS AND TOILET ROOMS. THRESHOLDS SHALL COMPLY WITH ICC/ANSI A117.1. PROVIDE LEVERED HARDWARE. DOORS MAY SWING INTO REQUIRED CLEARANCES IF THE DOOR SWING CAN BE REVERSED TO PROVIDE THE REQUIRED CLEARANCES WITHOUT REMOVING OR RELOCATING WALLS.

BATHS:
1. AT LEAST ONE TOILET ROOM COMPLYING WITH THE TYPE A DWELLING UNIT REQUIREMENTS OF ICC/ANSI A117.1 WHICH CONTAINS A WATER CLOSET, LAVATORY, AND BATHING FACILITY SHALL PROVIDE:
   A. MIN. CLEAR FLOOR SPACE OF 60" x 56" AT WATER CLOSET.
   B. MIN. CLEAR FLOOR SPACE OF 30" x 48" AT LAVATORY.
   C. LAVATORY SHALL BE SET AT 34" AFF. LAVATORIES SHALL COMPLY WITH SECTION 606 WITH THE FOLLOWING EXCEPTIONS THAT PERMIT CABINETRY UNDERNEATH LAVATORY:
      (a) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY;
      (b) THE FLOOR FINISH EXTENDS UNDER THE CABINETRY; AND
      (c) THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
   D. MIRRORS SHALL HAVE THE B.O. REFLECTING SURFACE @ 40" MAX A.F.F.
   E. MIN. CLEAR FLOOR SPACE OF 30" x 60" AT BATH TUBS.
   F. PROVIDE REINFORCEMENT AT SIDE AND BACK WALLS OF SHOWERS, TUBS AND WATER CLOSETS FOR LATER INSTALLATION OF GRAB BARS AS PER SECTION 1003.11.1/ICC.ANSI A117.1-2009.
   G. 59" SHOWER HOSE IN ALL TYPE "A" BATHROOMS.
   H. THE TOP OF THE WATER CLOSET SEAT SHALL BE 15 INCHES (380 MM) MINIMUM AND 19" MAX. A.F.F., MEASURED TO T.O. SEAT AS PER 1003.11.2.4.5/ANSI.
2. ALL OTHER TOILET AND BATHING FACILITIES IN THE UNIT SHALL COMPLY WITH THE TYPE B DWELLING UNIT REQUIREMENTS OF ICC/ANSI A117.1.

KITCHENS:
1. AT LEAST ON KITCHEN COMPLYING WITH TYPE A DWELLING UNIT REQ'S SHALL PROVIDE:
   A. 40" MIN. CLEARANCE FOR GALLEY KITCHENS.
   B. 60" MIN. DIA. CLEARANCE FOR U-SHAPED KITCHENS.
   C. 30" WIDE SECTION OF COUNTERTOP AS A WORK SURFACE SET AT VARIABLE HEIGHTS BETWEEN 28" TO 36" AFF. OR SET AT A FIXED HEIGHT OF 34" AFF.
      a) PROVIDE 30" MIN. WIDE X 19" MIN. DEEP X 27" HIGH CLEAR FLOOR SPACE UNDER WORK SURFACE AREA. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SUCH COUNTER.
      b) THE FINISHED FLOOR SHALL EXTEND UNDER THE COUNTER TO THE WALL.
      c) COUNTER THICKNESS AND SUPPORTING STRUCTURE SHALL BE 2" MAX. OVER T HE REQUIRED CLEAR AREA.
   D. A SINK SET AT VARIABLE HEIGHT BETWEEN 28" TO 36" AFF. OR SET AT A FIXED HEIGHT OF 34" AFF.
   E. IF BASE CABINETS ARE PROVIDED UNDER SINK, THEY SHALL BE REMOVABLE, AND:
      a. FLOOR FINISH EXTENDS UNDER THE CABINETRY
      b. THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
      c) COUNTER THICKNESS AND SUPPORTING STRUCTURE SHALL BE 2" MAX. OVER THE REQUIRED CLEAR AREA.
      d) THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS. HOT WATER PIPES AND DRAIN PIPES UNDER SINK SHALL BE INSULATED OR COVERED.
      e) AT LEAST ONE OF THE SINK BOWLS TO HAVE A 6.5" MAX DEPTH
   F. BOTTOM SHELVES IN WALL CABINETS AT 48" AFF.
   G. OVEN MUST BE SELF-CLEANING WITH CONTROLS ON THE FRONT PANEL.
   H. A VERTICAL SIDE-BY-SIDE REFRIGERATOR/FREEZER OR OVER AND UNDER WITH 50% OF THE FREEZER SPACE BELOW 54" A.F.F. SEE SECTION 1003.12.5.6./ANSI
2. UPPER CABINETS MUST BE LOWERED. MAX. HEIGHT SHALL BE 48" A.F.F. TO THE TOP OF FIRST SHELF FOR AT LEAST ONE SHELF OF ALL CABINETS AND STORAGE SHELVES MOUNTED ABOVE WORK COUNTERS. IN PANTRY CLOSETS, THE LOWEST A SHELF CAN BE IS 15" A.F.F.
3. DOOR PULLS OR HANDLES FOR HALL CABINETS SHALL BE MOUNTED AS CLOSE TO THE BOTTOM OF CABINET DOORS AS POSSIBLE. DOOR PULLS OR HANDLES FOR BASE CABINETS SHALL BE MOUNTED AS CLOSE TO THE TOP OF CABINET DOORS AS POSSIBLE.
4. LIGHT SWITCHES, THERMOSTATS, AND ELECTRICAL OUTLETS SHALL BE MOUNTED WITHIN REACH RANGES PER ICC/ANSI A117.1.

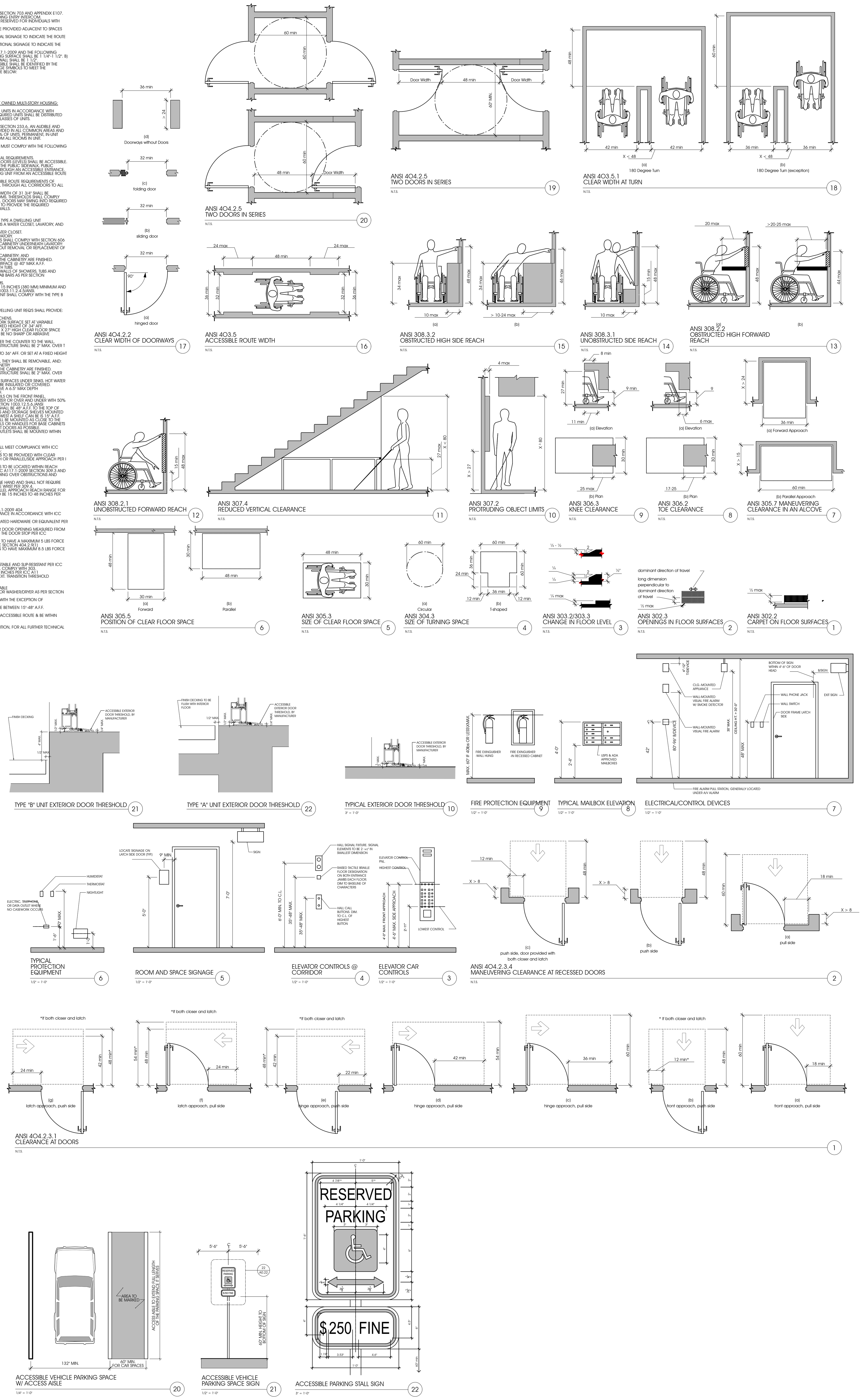
CONTROLS:
1. ALL CONTROLS AND OPERATING MECHANISMS SHALL MEET COMPLIANCE WITH ICC A117.1-2009 CHAPTER 3.308 AND 3.309, INCLUDING:
   A. ALL CONTROLS AND OPERATING MECHANISMS TO BE PROVIDED WITH CLEAR FLOOR SPACE FOR FORWARD/FRONT APPROACH OR PARALLEL/SIDE APPROACH PER I CC A117.1-2009 SECTION 305.1.
   B. ALL CONTROLS AND OPERATING MECHANISMS TO BE LOCATED WITHIN REACH RANGE OF 15 INCHES TO 48 INCHES AFF PER ICC A117.1-2009 SECTION 309.3 AND 308 AND AS OTHERWISE REQUIRED WHEN REACHING OVER OBSTRUCTIONS AND BASED ON APPROACH.
   C. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST PER 309.4.
   D. FORWARD/FRONT APPROACH AND SIDE/PARALLEL APPROACH REACH RANGE FOR ALL CONTROLS AND OPERATING MECHANISM TO BE 15 INCHES TO 48 INCHES PER ICC/A117.1-2009 CHAPTER 3.308.

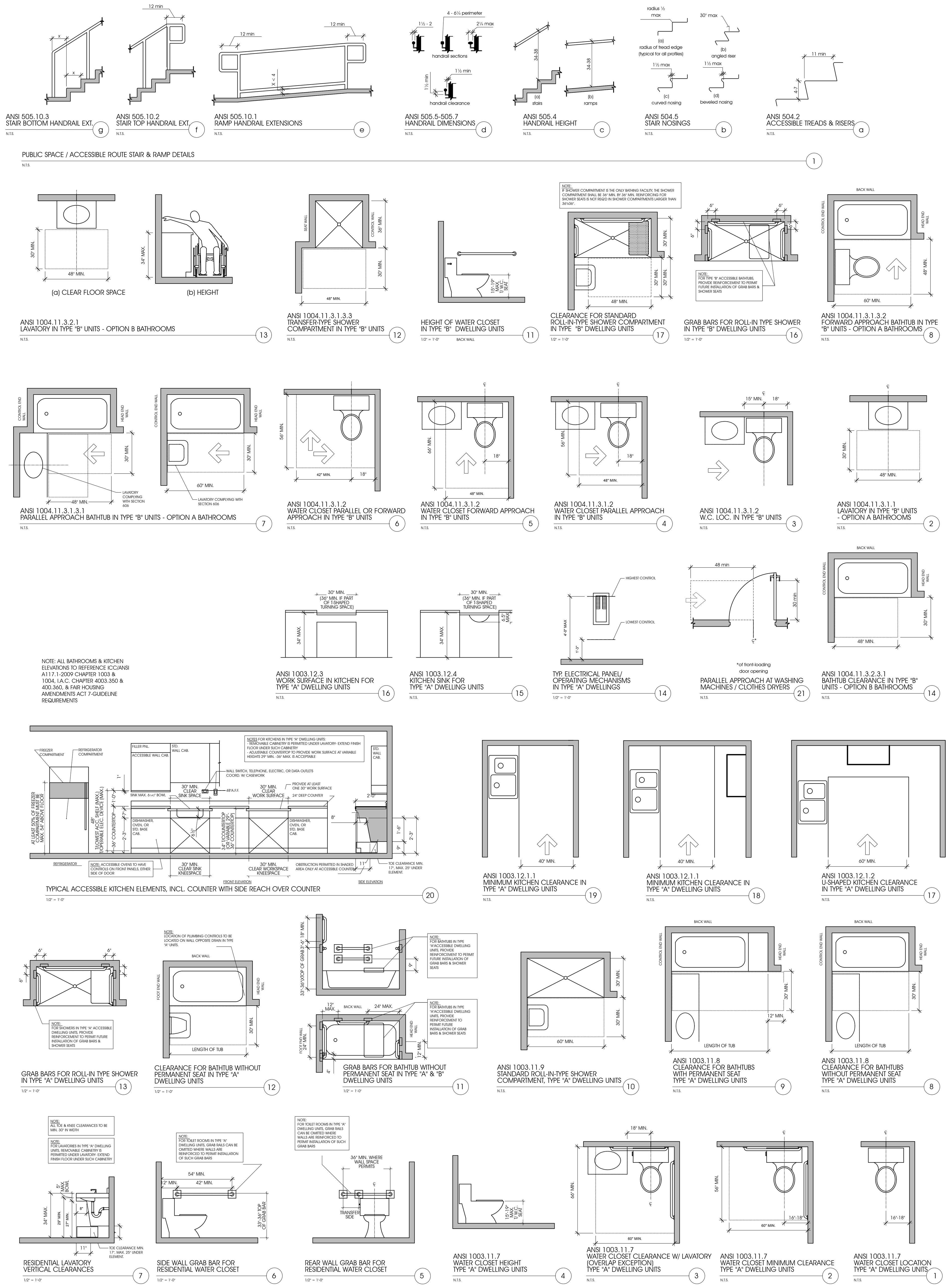
DOORS:
1 . DOORS SHALL MEET COMPLIANCE WITH ICC A117.1-2009 404
2. ALL DOORS PROVIDED WITH MANEUVERING CLEARANCE IN ACCORDANCE WITH ICC A117.1-2009 SECTION 404.2.3.
3. ALL NEW OR ALTERED DOORS TO HAVE LEVER-OPERATED HARDWARE OR EQUIVALENT PER ICC A117.1-2009 SECTION 404.2.6.
4. ALL DOORS TO HAVE A MINIMUM 32 INCHES CLEAR DOOR OPENING MEASURED FROM THE FACE OF THE DOOR WHEN OPEN 90 DEGREES TO THE DOOR STOP PER ICC A117.1-2009 SECTION 404.2.2.
5. ALL PUBLIC AND COMMON AREA INTERIOR DOORS TO HAVE A MAXIMUM 5 LBS FORCE TO OPEN PER ICC/A117.1-2009 CHAPTER 404.2.8 IAC SECTION 404.2.9(1)
6. ALL PUBLIC AND COMMON AREA EXTERIOR DOORS TO HAVE MAXIMUM 8.5 LBS FORCE TO OPEN PER IAC SECTION 404.2.9(3).

FLOORS:
1. FLOOR SURFACE SHALL COMPLY WITH TO BE FIRM, STABLE AND SLIP-RESISTANT PER ICC A117.1-2009 SECTION 302. CHANGES IN LEVEL SHALL COMPLY WITH 303.
2. CARPET PILE THICKNESS NOT TO EXCEED ONE HALF INCHES PER ICC A11
3. INT. WOOD THRESHOLD (1:2 BEVEL MAX) W/ ALUM EXT. TRANSITION THRESHOLD

MISCELLANEOUS
1. CLOTHES CLOSET SHELF AND ROD MUST BE ADJUSTABLE
2. PROVIDE AN 30"X48" C.F.S. PARALLEL APPROACH FOR WASHER/DRYER AS PER SECTION 611/ANSI AND FIGURE 611.2
3. PROVIDE AN ACCESSIBLE ROUTE TO ALL WINDOWS WITH THE EXCEPTION OF BATHROOMS OR KITCHENS
4. CONTROLS AND OPERATING MECHANISMS SHALL BE BETWEEN 15"-48" A.F.F.
5. 5# MAXIMUM FORCE TO OPERATE
6. ALL CIRCUIT BREAKERS WITH THE UNIT TO BE ON AN ACCESSIBLE ROUTE & BE WITHIN 15-48" A.F.F. TO HIGHEST POINT

(FOLLOW ICC/ANSI A117.1-2009, AND IAC, LATEST EDITION, FOR ALL FURTHER TECHNICAL CRITERIA AND REQUIREMENTS.)





City Stamp City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, charged or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

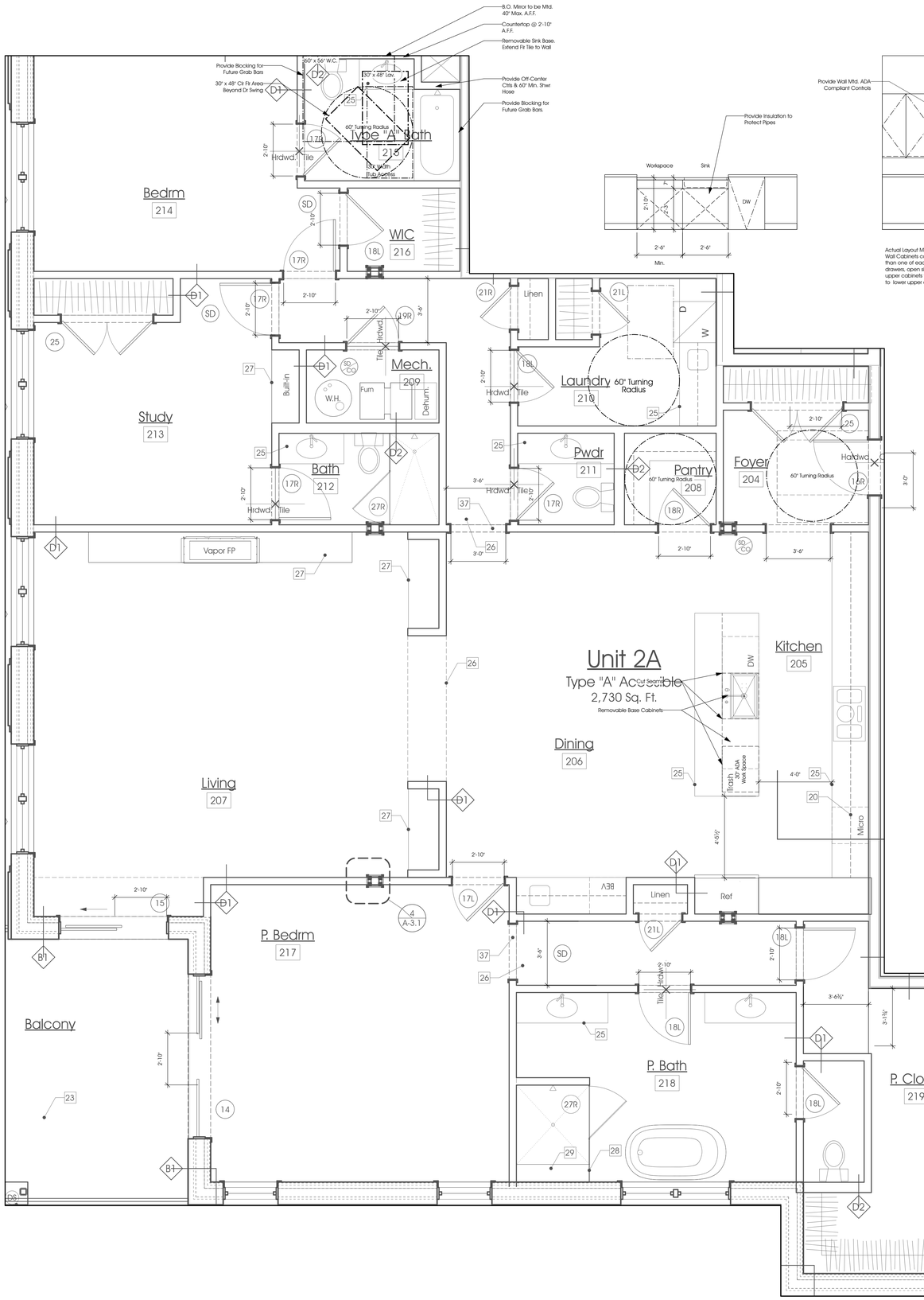
734 Central Ave
Highland Park, IL

Accessibilty Diagrams

Print Date:
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

S H E E T
A-0.1



3 Accessible Unit 2A
Scale: 3/8" = 1'-0"

Type "A" Unit Notes - Typ:

1. Replace Stacked Washer/Dryer w/ Single Combined Unit

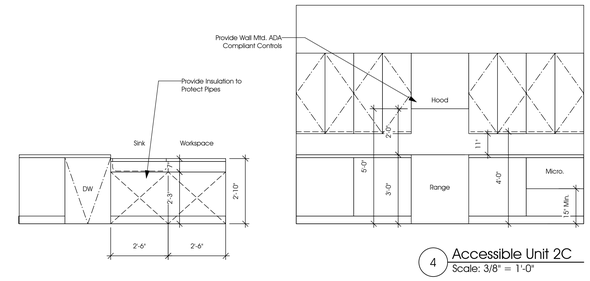
2. Provide Blocking for Grab Bars @ Tub and Water Closet: See A-0.1 for Details

3. Type "A" Bathrooms to have Tub or Shower Provided w/ Hose 59" Min. in Length that can be used as both a Fixed Shwr Head and Hand Shwr. Adj. Hgt. Hand Shwr shall be mounted on a Vertical Bar so as to not obstruct Grab Bars

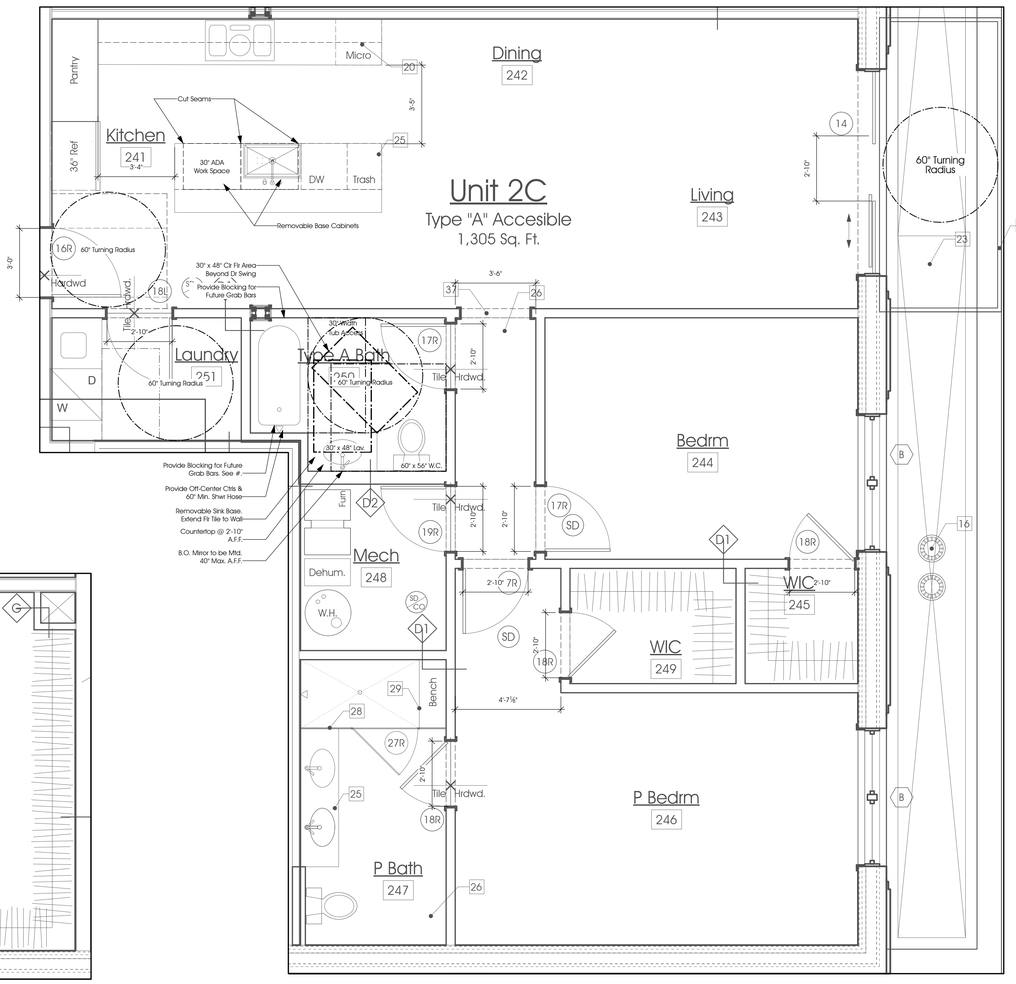
4. Provide Adj. Hgt. Closet Rod and Shelf in all Unit Closets; Must be Adjustable to within Reach Range Max. 48" A.F.F.

5. Window Hardware to be 15" - 48" A.F.F.; Operable w/ One Hand and 5 lbs. Force Max.

6. All Bathroom & Kitchen Elevations to Reference ICC/ANSI A117.1-2003 Chapter 1003 & 1004, IAC Chapter 4003.350 & 400.360 & Fair Housing Amendments Act 7-Guideline Req's.



4 Accessible Unit 2C
Scale: 3/8" = 1'-0"



2 Accessible Unit 2C
Scale: 3/8" = 1'-0"

City Stamp: City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, charged or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

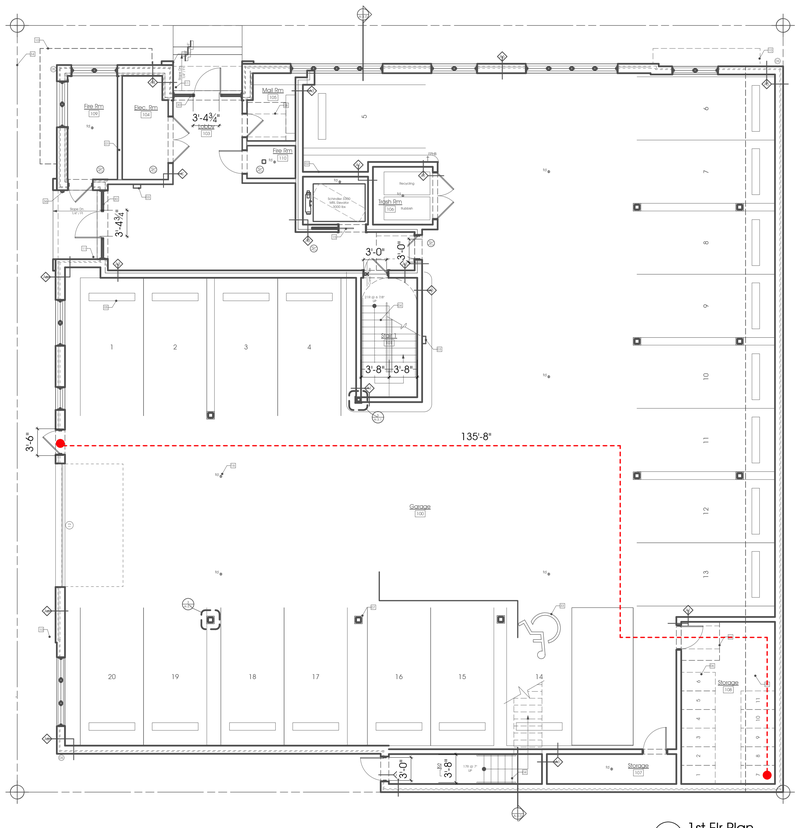
734 Central Ave
Highland Park, IL

Accessibile Unit Plans

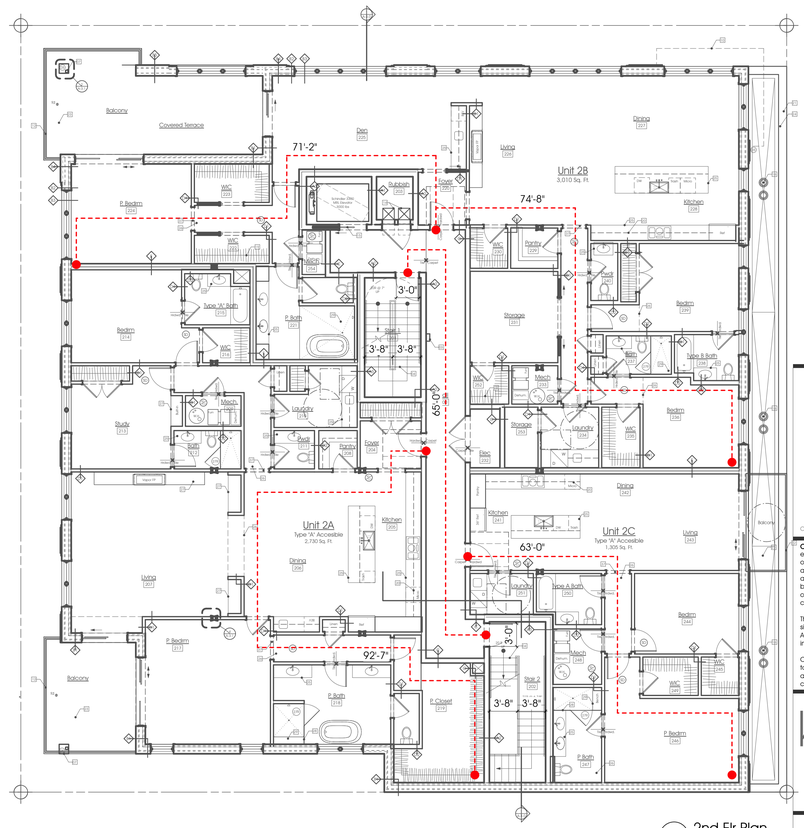
Print Date:
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

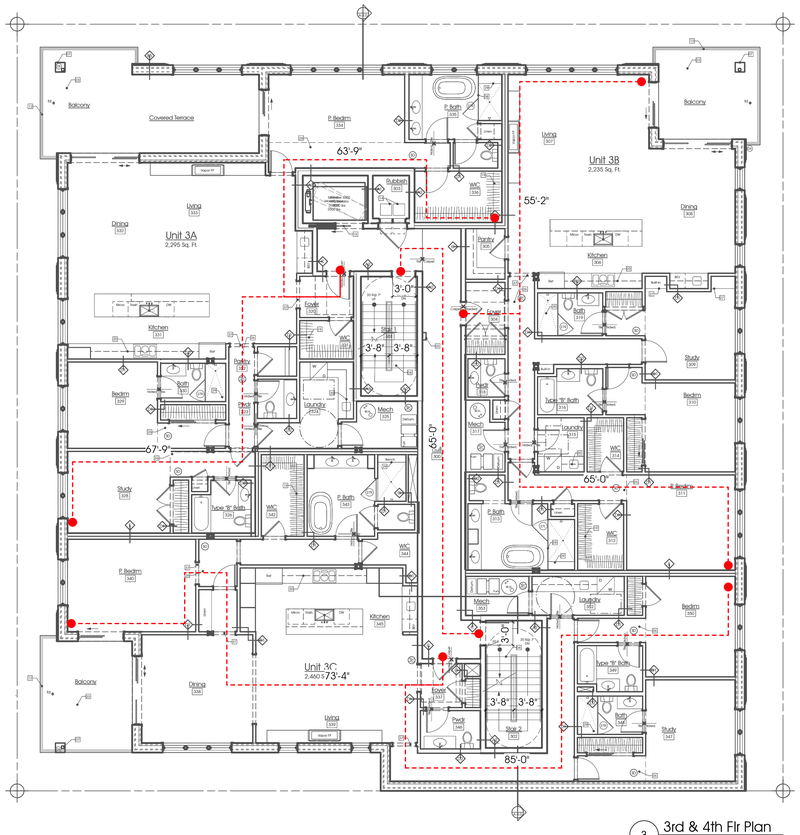
SHEET
A-0.2



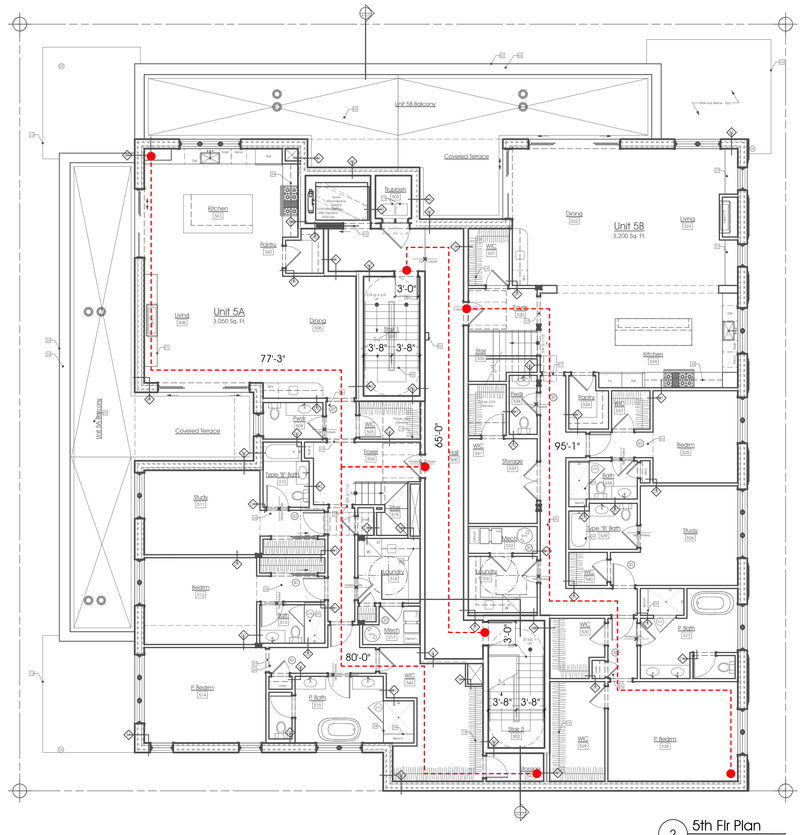
5 1st Flr Plan
Scale: 1/8" = 1'-0"



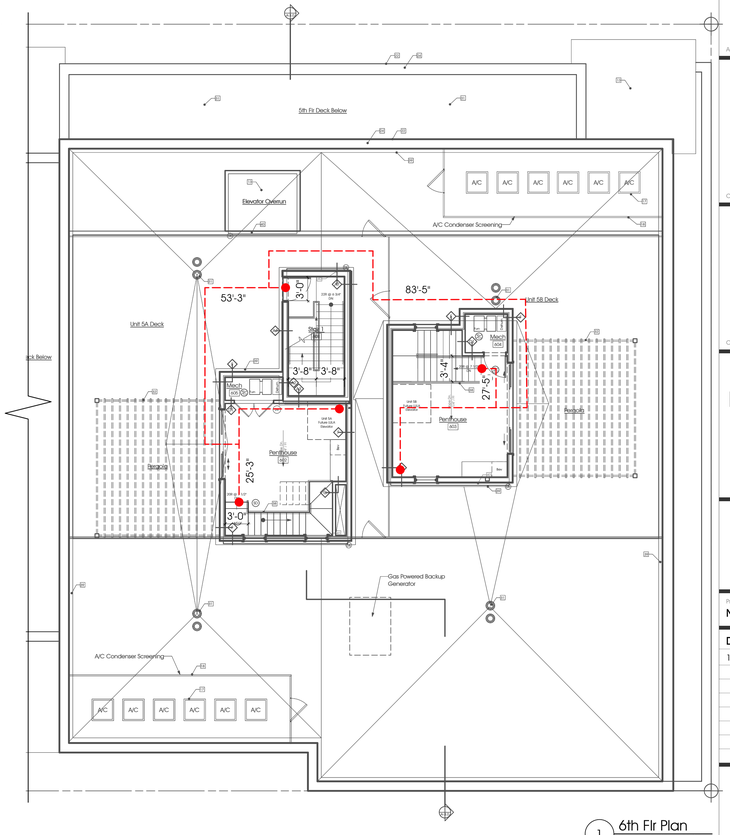
4 2nd Flr Plan
Scale: 1/8" = 1'-0"



3 3rd & 4th Flr Plan
Scale: 1/8" = 1'-0"



2 5th Flr Plan
Scale: 1/8" = 1'-0"



1 6th Flr Plan
Scale: 1/8" = 1'-0"

City Stamp, City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

Egress Diagrams

Print Date:
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

SHEET
A-0.3

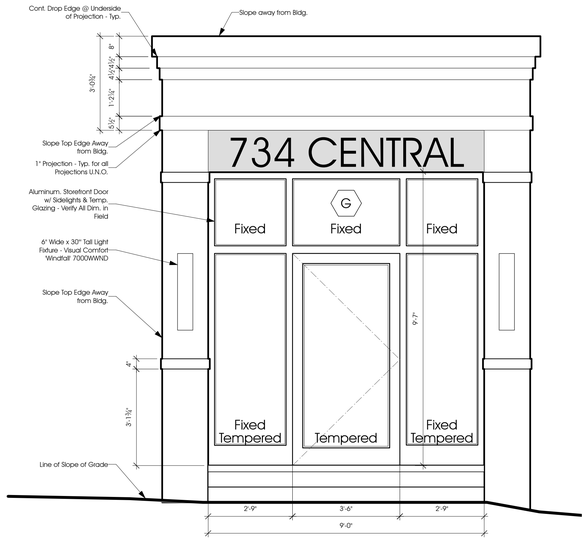
Plan Key Notes

01 Stud Partition/ Demising Wall - Refer Wall Types A3.1
02 CMU Partition Wall - Refer to Wall Types A3.1
03 Fire Extinguisher Cabinet - 1 Hr Rated
04 Non Combustible Mtl. Stairs - 11"T & 1" Nosing Min., Riser Hgt. Per Plan, w/ 36" Handrails, 42" High Guardrails (Pickets 4" O.C. Max) - To Resist Simultaneus Vert. & Horiz Thrust of 50 PLF Load or 200# Concentrated Load at Top Rail, Whichever is greater - Refer to Bldg. Section
05 Conc. Parking Stop
06 Locked Storage Units - Provided by Owner
07 Fire Rated Sft. Column - Refer to Structural Dwg.
08 ADA Clearances
09 Cont. Stone Base - Refer to Elev.
10 Balcony Above
11 Provide 2 Way Com. System Complying w/ 14B-1009.8.1/14B-1009.8.2 & shall include both audible & Visible Signals - Provide Use Directions for the 2 Way Com. System Posted on the Wall Adjacent to the System Signage to Comply w/ 703.5 for Visual Characters Per 2009 ICC A117.1 14 Low Voltage/Phone Equip. Mounted to Plywd. - Refer to Elec. Dwg.
12 42" High Laminated Glass Guardrails that Resist a Simultaneous Vert. & Horiz. Thrust of 50 PLF load or 200# Concentrated load at top rail, whichever is greater
13 Class 'A' Roofing Membrain w/ Mtl. Drip Edge - Refer to Section
14 24" Dia., 16 Ga Aluminized Trash Chute W/ 15"X18" Self Latching, Self Closing 90 Min Rated S.s.bottom Hinged Door W/ 165 Deg (Fspirinkler Head, 3/4" Flushing Spray Head And All Related Support Brackets, Bottom Discharge To Be Accordion Damper Type Offset Into Room.
15 Schindler 3300mrl, 2500# 150 Fpm, S.s. 1 1/2 Hour Rated 'b' Label Door, Alum Threshold, Satin Stainless Steel Cab Ceiling W/ 6 Led Cans, G.c To Verify All Elevator Requirements - Hoistway And Pit Size, Overun Height, Heater Vents, Openings, Etc. Elevator To Comply With Iccia117-2009 Chapter 4.407 And Comply With Emergency And Operation Signal Device Requirements Of Asme A17.1/cda B44 Section 2.27, Provide Stand By Power Complying With Code
16 Floor Drain, Cleanouts - Refer to Plumbing Sheets
17 Condensers On Level Pads w/ Sound Isolators - Refer to Mech. Sheets
18 Non-combustible A/C Unit Screening w/ Access Dr. - Cascade Roof Top Screen - Max. Hgt. to Match Parapet
19 Rod & Shelf
20 Line Upper Cabinets Provide Blocking In Wall
21 4" Thk. Limestone Sill - Slope to Exterior, Project Out 1" Past Bdg. - Provide Integral Drip Edge - Color per Arch.
22 8" Thk. Limestone Sill - Slope to Exterior, Project Out 1" Past Bdg. - Provide Integral Drip Edge - Refer to Elev.
23 24" Pedestal Paver System
24 Parapet Wall To Act As Deck Guardrail
25 1 1/2" Solid Surface Counter
26 1 Hr Gypsum Board Drop Ceiling - A.F.F. per Plan Built In
27 Frameless Temp Glass Shower Enclosure
28 Tile Shower Enclosure Walls & Flr. w/ Bench per Plans
29 Aluminum. Storefront Door w/ Sidelights & Temp. Glazing
30 Combo Low Silhouette Roof Drain With Overflow w/ Strainer - Refer to Plumbing
31 Non-combustible Steel Pergola
32 Handicapped Parking w/ Sign Centered On Parking Spaces, 6'-0" A.f.f.
33 Property Line - Typ.
34 Dero "Track Rack" Wall Mtd. Bike Storage System - 8ft (13 Bike Capacity)
35 Highland Park req'd "knox Box" 3200 Series with a Hinged-Door (black)
36 2'-10" Min. Cased Opening
37 36" Tall Handrail w/ 4" Max. Opngs
38 Cont. Cant Strip - Typ.
39 Prefinished Alum. Gutter & Downspout
40

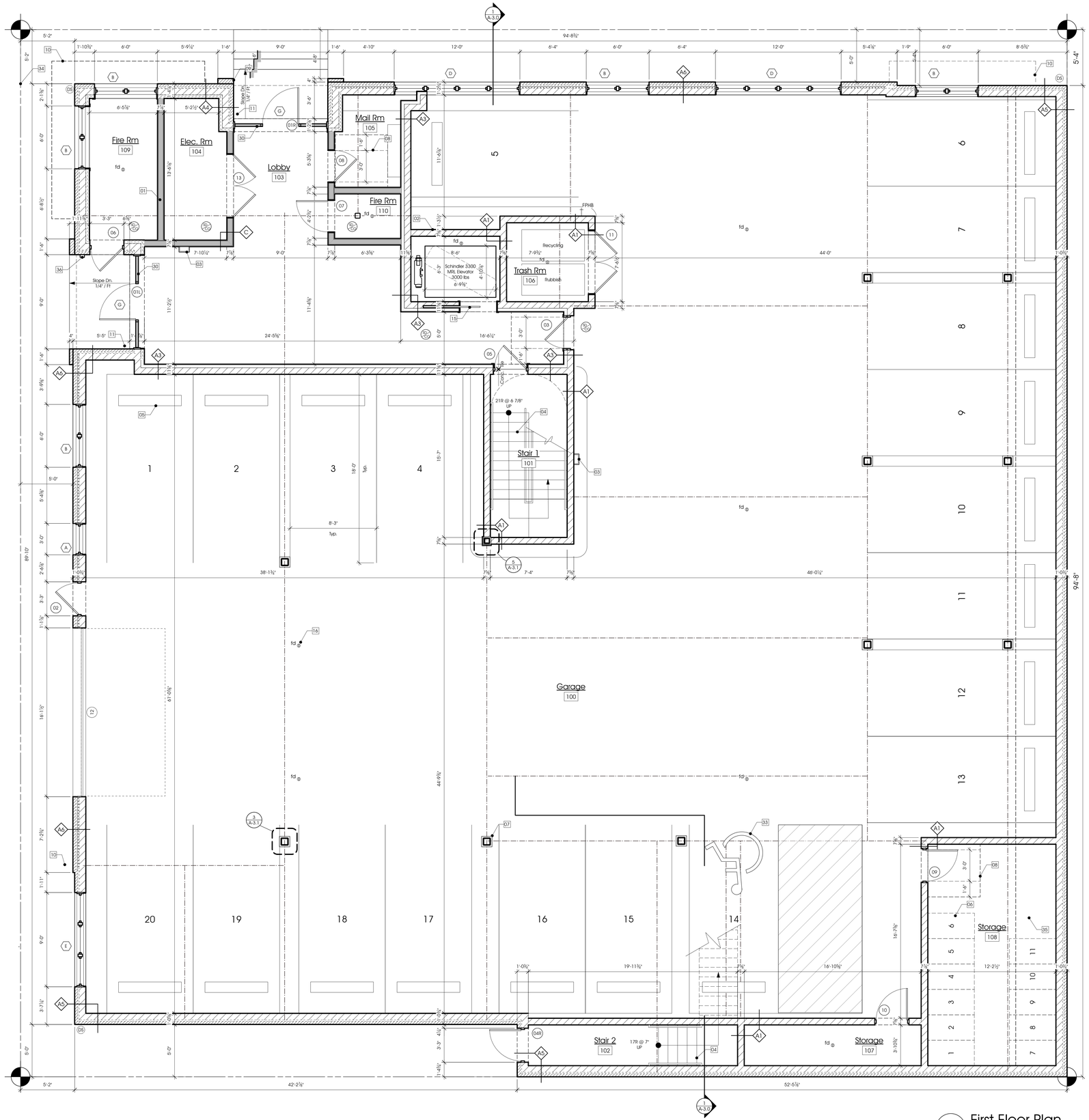
Window Schedule

NOTE: 0.27 U-value min; All Windows to be Energy Star Rated
NOTE: All windows to be low 'E'
NOTE: SDL Muntins as noted - Ref Elev.
NOTE: Obscure Glass @ 1st Flr

MARK	R.O. - W x H	TYPE	FRAME	GLAZING	MANUF.	CAT. NO.	REMARKS
A	3'0" x 6'0"	Casement	Wd. Clad Alum.	Double Glazed	Weather Shield	---	Ref Elev
B	6'0" x 6'0"	Casement	Wd. Clad Alum.	Double Glazed	Weather Shield	---	(2) Units, Ref Elev
C	9'0" x 6'0"	Casement	Wd. Clad Alum.	Double Glazed	Weather Shield	---	(3) Units, Ref Elev
D	12'0" x 6'0"	Casement	Wd. Clad Alum.	Double Glazed	Weather Shield	---	(4) Units, Ref Elev
E	9'0" x 4'2"	Fixed	Wd. Clad Alum.	Double Glazed	Weather Shield	---	(3) Units, Ref Elev
F	3'0" x 4'2"	Casement	Wd. Clad Alum.	Double Glazed	Weather Shield	---	
G	9'0" x 9'7"	Fixed	Alum. Clad Wd.	Double Glazed	Storefront		Central Entry, Ref Elev
H	2'6" x 6'0"	Casement	Wd. Clad Alum.	Double Glazed	Weather Shield	---	w/ Spandrel Panel
I	9'0" x 4'2"	Casement	Wd. Clad Alum.	Double Glazed	Weather Shield	---	(3) Units, Ref Elev
J	3'0" x 6'0"	Casement	Wd. Clad Alum.	Double Glazed	Weather Shield	---	w/ Bottom Spandrel Panel
K	6'0" x 6'0"	Casement	Wd. Clad Alum.	Double Glazed	Weather Shield	---	w/ Bottom Spandrel Panel



2 Entrance Detail
Scale: 1/2" = 1'-0"



1 First Floor Plan
Scale: 1/4" = 1'-0"

Legend

New Partition and/or Wall Refer to Wall Types

New Insulated Wall. Refer to Wall Types

City Stamp: City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

First Floor Plan

Print Date: Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

SHEET
A-1.1

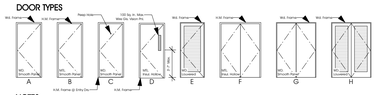
NOTE: Door & Hardware Finish by Developer

Door Schedule

NOTE: Windows on 1st Flr to be Obscure Glass

MARK	TYPE	MATERIAL	OPERATION	WIDTH	HGT.	THK.	SWING	HDW.	LABEL	REMARKS
01L	Ref Elev	Tempered Glass	Swing Simple	9'0"	7'0"	Per Mfr.	LH	1		Storefront System
01R	Ref Elev	Tempered Glass	Swing Simple	9'0"	7'0"	Per Mfr.	RH	1		Storefront System
02	D	H.M. Masonry	Swing Simple	3'0"	7'0"	1 3/4"	LH	2	45 Min.	Ext. Garage Entry
03	D	H.M. Masonry	Swing Simple	3'0"	7'0"	1 3/4"	RH	5	180 Min.	Int. Garage Entry
04L	D	H.M. Masonry	Swing Simple	3'0"	7'0"	1 3/4"	LH	6	45 Min.	Ext Egress Stair
04R	D	H.M. Masonry	Swing Simple	3'0"	7'0"	1 3/4"	RH	2	45 Min.	Ext Egress Stair
05	D	H.M. Masonry	Swing Simple	3'0"	7'0"	1 3/4"	RH	10	90 Min.	Egress Stair
06	B	H.M. Masonry	Swing Simple	3'0"	7'0"	1 3/4"	RH	4	45 Min.	Ext. Fire Rm
07	B	H.M. Masonry	Swing Simple	3'0"	7'0"	1 3/4"	RH	4	90 Min.	Int. Fire Rm
08	B	S.C. Panel	Swing Simple	3'0"	7'0"	1 3/4"	RH	8	45 Min.	Mail Rm.
09	B	H.M. Masonry	Swing Simple	3'0"	7'0"	1 3/4"	LH	8	90 Min.	Res Storage Rm
10	B	H.M. Masonry	Swing Simple	3'0"	7'0"	1 3/4"	RH	7	90 Min.	Storage Rm
11	F	S.C. Panel	Swing Bi-part	6'0"	7'0"	1 3/4"	Bi-Part	3	180 Min.	Trash Rm.
12	-	S.C. Panel	Overhead	16'0"	8'0"	Per Mfr.	Overhead	Per Mfr.		Garage
13	F	S.C. Panel	Swing Bi-part	6'0"	7'0"	1 3/4"	Bi-Part	7	90 Min.	Int. Elec. Rm
14	-	Tempered Glass	Slider	9'0"	8'0"	Per Mfr.	Slider	Per Mfr.		
15	-	Tempered Glass	Slider	6'0"	8'0"	Per Mfr.	Slider	Per Mfr.		
16L	C	S.C. Panel	Swing Simple	3'0"	7'0"	1 3/4"	LH	9	45 Min.	Unit Entry
16R	C	S.C. Panel	Swing Simple	3'0"	7'0"	1 3/4"	RH	9	45 Min.	Unit Entry
17L	A	S.C. Panel	Swing Simple	2'10"	7'0"	1 3/4"	LH	11		
17R	A	S.C. Panel	Swing Simple	2'10"	7'0"	1 3/4"	RH	11		
18L	A	S.C. Panel	Swing Simple	2'10"	7'0"	1 3/4"	LH	12		
18R	A	S.C. Panel	Swing Simple	2'10"	7'0"	1 3/4"	RH	12		
19L	E	S.C. Panel	Swing Simple	2'10"	7'0"	1 3/4"	LH	12		Louvered
19R	E	S.C. Panel	Swing Simple	2'10"	7'0"	1 3/4"	RH	12		Louvered
20	B	H.M. Stud	Swing Simple	3'8"	7'0"	1 3/4"	RH	10	45 Min.	Rubbish Rm
21L	A	S.C. Panel	Swing Simple	2'4"	7'0"	1 3/4"	LH	12		
21R	A	S.C. Panel	Swing Simple	2'4"	7'0"	1 3/4"	RH	12		
22L	A	S.C. Panel	Swing Simple	2'0"	7'0"	1 3/4"	LH	12		
22R	A	S.C. Panel	Swing Simple	2'0"	7'0"	1 3/4"	RH	12		
23	-	S.C. Panel	Pocket Simple	3'0"	7'0"	1 3/4"	-	Pocket		
24	-	S.C. Panel	Slider	6'0"	7'0"	1 3/4"	-	13		
25	G	S.C. Panel	Swing Bi-part	5'0"	7'0"	1 3/4"	Bi-Part	14		
26	-	S.C. Panel	Pocket Bi-part	5'0"	7'0"	1 3/4"	Bi-Part	Pocket		
27L	-	Glass Shower	Swing Simple	2'10"	7'0"	1/2"	LH	Per Mfr.		Tempered
27R	-	Glass Shower	Swing Simple	2'10"	7'0"	1/2"	RH	Per Mfr.		Tempered
28	H	S.C. Panel	Swing Bi-part	5'0"	7'0"	1 3/4"	Bi-Part	14		Louvered
30	-	Tempered Glass	Slider	12'0"	8'0"	Per Mfr.	Slider	Per Mfr.		
31	-	Pref. Alum.	Swing Simple	3'6"	3'6"	1 3/4"	-	Per Mfr.		A/C Screening Gate

DOOR TYPES

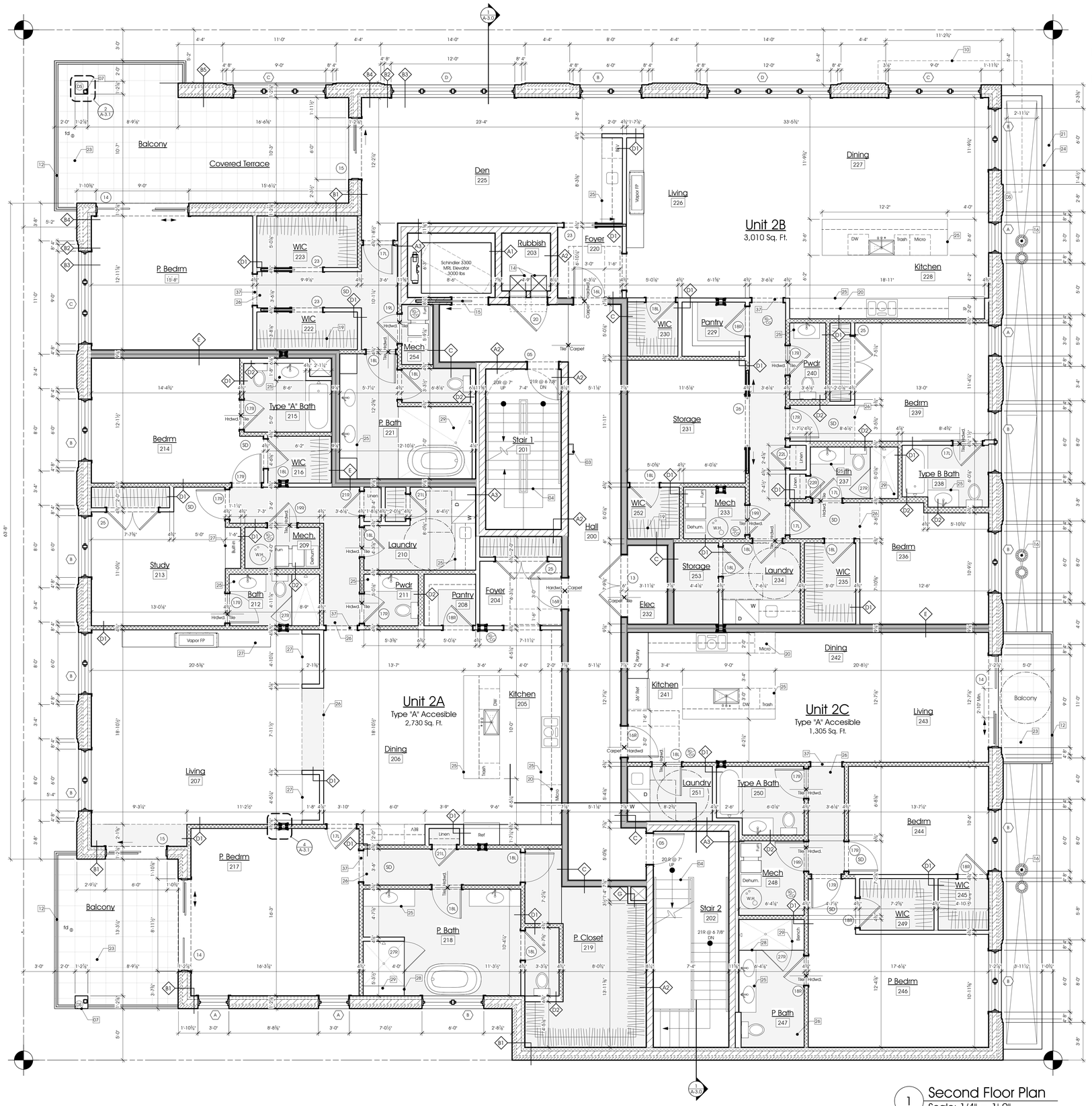


NOTES:
1. All Door Hardware Finish to be Verified w/ Developer
2. All Int. Dr. Styles (Smooth Panel) to be Verified w/ Developer
3. All Int. Drs. to be Painted to be Verified w/ Developer
4. All Non-Prefinished Ext. Drs. to be Painted on the Ext. Face w/ a Durable Ext. Grade Paint - Color to Match Windows
5. All Ext Drs. to be Keyless from the Side of Egress
6. All Fire Rated Label Mfr. Dr. Frames to be CECO SU Series Welded Steel Frame
7. Provide Overhead Dr. Operator to be Controlled by Level Card Reader

NOTE: Door & Hardware Finish by Developer

Door Hardware Schedule

SET	HARDWARE TYPE	MFR	MODEL NO.	REMARKS
1	(3) Hinges 4 1/2" x 4 1/2" Ball Brg.			
	(1) Mortised Deadlatch Lock	Adams Rite		Mortised
	(1) Electric Strike Tied to Reader	Adams Rite		Surface Mount Elec. Strike Controlled by Latch Key Reader
	(1) Ext. Mortised Cylinder	Schlage	30-007	Interchangeable Cylinder Core 23-030 LFIC
	(1) Exit Paddle	Adams Rite	4591	
	(1) Pull Bar	Kawneer	CO-12	
	(1) Closer	Corbin Russwin	DC3210	
	(1) Treshold - HDCP Accessible			
	(1) Weatherstripping & Sweep			
2	(3) Hinges 4 1/2" x 4 1/2" Ball Brg.			
	(1) Mortised Deadlatch Lock	Adams Rite		Mortised
	(1) Electric Strike Tied to Reader	Adams Rite		Surface Mount Elec. Strike Controlled by Latch Key Reader
	(1) Ext. Mortised Cylinder	Schlage	30-007	Interchangeable Cylinder Core 23-030 LFIC
	(1) Panic Bar	Adams Rite	8400 Series	
	(1) Pull Bar	Kawneer	CO-12	
	(1) Closer	Corbin Russwin	DC3210	
3	Passage-Dbl Dr Cont. Gear Hinge			
	(2) Push Plate - 4" x 16"	Ives	8302-8	
	(2) Push Plate - 4" x 16" w/ Round Pull	Ives	8200	
	Removable Astragal			
	(4) Heavy Duty Bumper Guards	Bommer	175-32-600	10" High x 32" Long Both faces of Doors
	(2) Closers	Corbin Russwin	DC3200	Hold Open Function
4	Storeroom Lockset (Lever)	Schlage	AL-80	Interchangeable Cylinder Core 23-030 LFIC / Knurled Lever
	(1) Electric Strike Tied to Reader	Adams Rite		Recessed Electric Strike Controlled by Latch Key Reader
	(3) Hinges 4 1/2" x 4 1/2"			
	(1) Closer	Corbin Russwin	DC3200	
	(1) Wall Stop			
	(1) ADA Threshold / Door Sweep			6th Flr Only
5	Passage Lockset (Lever)	Schlage	AL-10	
	(1) Electric Strike Tied to Reader	Adams Rite		
	(3) Hinges 4 1/2" x 4 1/2"			
	(1) Closer	Corbin Russwin	DC3200	
	(1) Wall Stop			
6	Exit Lockset (Lever)	Schlage	AL-10	
	(3) Hinges 4 1/2" x 4 1/2" Ball Brg.			
	(1) Mortised Deadlatch Lock	Adams Rite		Mortised
	(1) Electric Strike Tied to Reader	Adams Rite		Surface Mount Elec. Strike Controlled by Latch Key Reader
	(1) Ext. Mortised Cylinder	Schlage	30-007	Interchangeable Cylinder Core 23-030 LFIC
	(1) Panic Bar	Adams Rite	8400 Series	
	(1) Closer	Corbin Russwin	DC3210	
7	Storeroom Lockset Double Door			
	(6) Hinges 4 1/2" x 4 1/2"			
	(1) Constant Latching Bolt	Ives	FB51P	
	(1) Dust Proof Strike	Ives	DP2	
	Storeroom Lockset (Lever)	Schlage	AL-80	Interchangeable Cylinder Core 23-030 LFIC
	(1) Coordinator	Ives	COR X FL X MB	
	(2) Closers	Corbin Russwin	DC3200	
	(2) Kick Plates	Ives	8400-10"x29"	
	(1) Gasketing Set	Zero	188SBK PSA	
	(2) Door Sweeps	Zero	39BK	
	(1) Astragal	Zero	41AA	
	(1) Astragal	Zero	655BK-226	
8	Storeroom Lockset (Lever)	Schlage	AL-80	Interchangeable Cylinder Core 23-030 LFIC
	(1) Electric Strike Tied to Reader	Adams Rite		Recessed Electric Strike Controlled by Latch Key Reader
	(3) Hinges 4 1/2" x 4 1/2"			
	(1) Closer	Corbin Russwin	DC3200	
	(1) Wall Stop			
9	Privacy Deadbolt Latch (Lever)	Latch	Mortise - Deadbolt	Interchangeable Cylinder Core 23-030 LFIC
	(3) Hinges 4 1/2" x 4 1/2"			
	(1) Hinge Pin Closer			
	(1) Heavy Duty Hinge Pin Stop			
	(1) Door Viewer			1/2" Bore, 180 Deg. Viewer Mtd. 48" A.F.F.
10	Passage Set (Lever)	Schlage	AL-10	Interchangeable Cylinder Core 23-030 LFIC
	(3) Hinges 4 1/2" x 4 1/2"			
	(1) Closer	Corbin Russwin	DC-3200	
11	Privacy Set (Lever)	Schlage	AL-40	
	(3) Hinges 4 1/2" x 4 1/2"			
	(1) Hinge Pin Stop			
12	Passage Set (Lever)	Schlage	AL-10	
	(3) Hinges 4 1/2" x 4 1/2"			
	(1) Hinge Pin Stop			
13	Bypass Track Sliding Door System	Hager		
	Dbl Box Track			
	4-Wheel Hanger w/ Top Mtd. Pl. Dr. Guide			
14	Dummy Trim-Dbl Door	Schlage	AL-170	
	(2) Double Ball Catch System			



1 Second Floor Plan
Scale: 1/4" = 1'-0"

Legend

New Partition and/or Wall
Refer to Wall Types

New Insulated Wall. Refer to Wall Types

City Stamp, City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

Second Floor Plan

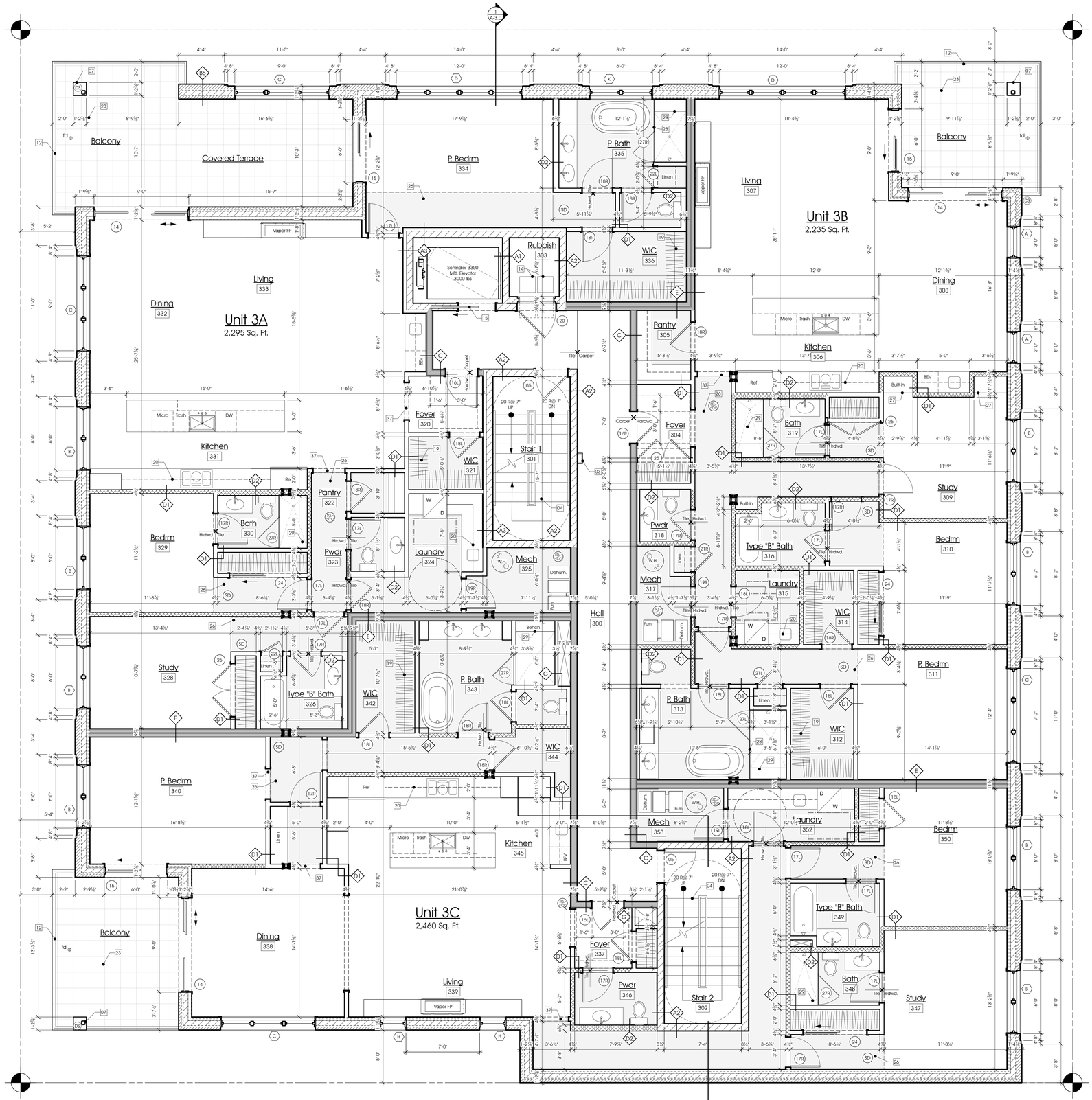
Print Date:
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

SHEET
A-1.2

Plan Key Notes

01 Stud Partition/ Demising Wall - Refer Wall Types A3.1
02 CMU Partition Wall - Refer to Wall Types A3.1
03 Fire Extinguisher Cabinet - 1 Hr Rated
04 Non Combustible Mtl. Stairs - 11" ß 7" Nosing Min., Riser Hgt. Per Plan, w/ 36" Handrails, 42" High Guardrails (Pickets 4" O.C. Max) - To Resist Simultaneus Vert. & Horiz Thrust of 50 PLF Load or 200# Concentrated Load at Top Rail, Whichever is greater - Refer to Bldg. Section
05 Conc. Parking Stop
06 Locked Storage Units - Provided by Owner
07 Fire Rated Sft. Column - Refer to Structural Dwg.
08 ADA Clearances
09 Cont. Stone Base - Refer to Elev.
10 Balcony Above
11 Provide 2 Way Com. System Complying w/ 14B-1009.8.1/14B-1009.8.2 & shall include both audible & Visible Signals - Provide Use Directions for the 2 Way Com. System Posted on the Wall Adjacent to the System Signage to Comply w/ 703.5 for Visual Characters Per 2009 ICC A117.1 14 Low Voltage/Phone Equip. Mounted to Plywd. - Refer to Elec. Dwg.
12 42" High Laminated Glass Guardrails that Resist a Simultaneous Vert. & Horiz. Thrust of 50 PLF load or 200# Concentrated load at top rail, whichever is greater
13 Class 'A' Roofing Membrain w/ Mtl. Drip Edge - Refer to Section
14 24" Dia., 16 Ga Aluminized Trash Chute W/ 15"X18" Self Latching, Self Closing 90 Min Rated S.s.bottom Hinged Door W/ 165 Deg (F)sprinkler Head, 3/4" Flushing Spray Head And All Relcted Support Brackets, Bottom Discharge To Be Accordion Damper Type Offset Into Room.
15 Schindler 3300mrl, 2500# 150 Fpm, S.s. 1 1/2 Hour Rated 'b' Label Door, Alum Threshold, Satin Stainless Steel Cab Ceiling W/ 6 Led Cans, G.c To Verify All Elevator Requirements - Hoistway And Pit Size, Overun Height, Heater Vents, Openings, Etc. Elevator To Comply With Icca/a117-2009 Chapter 4.407 And Comply With Emergency And Operation Signal Device Requirements Of Asme A17.1/csda B44 Section 2.27. Provide Stand By Power Complying With Code
16 Floor Drain, Cleanouts - Refer to Plumbing Sheets
17 Condensers On Level Pads w/ Sound Isolators - Refer to Mech. Sheets
18 Non-combustible A/C Unit Screening w/ Access Dr. - Cascade Roof Top Screen - Max. Hgt. to Match Parapet
19 Rod & Shelf
20 Line Upper Cabinets Provide Blocking in Wall
21 4" Thk. Limestone Sill - Slope to Exterior, Project Out 1" Past Bldg. - Provide Integral Drip Edge - Color per Arch.
22 8" Thk. Limestone Sill - Slope to Exterior, Project Out 1" Past Bldg. - Provide Integral Drip Edge - Refer to Elev.
23 24" Pedestal Paver System
24 Parapet Wall To Act As Device Guardrail
25 1 1/2" Solid Surface Counter
26 1 Hr Gypsum Board Drop Ceiling - A.F.F. per Plan
27 Built In
28 Frameless Temp Glass Shower Enclosure
29 Tile Shower Enclosure Walls & Flr. w/ Bench per Plans
30 Aluminum, Storefront Door w/ Sidelights & Temp. Glazing
31 Corrbo Low Silhouette Roof Drain With Overflow w/ Strainer - Refer to Plumbing
32 Non-combustible Steel Pergola
33 Handicapped Parking w/ Sign Centered On Parking Spaces, 6'-0" A.f.f.
34 Property Line - Typ.
35 Dero "Rack Rack" Wall Mtd. Bike Storage System - 8ft (13 Bike Capacity)
36 Highland Park ea/at "Knox Box" 3200 Series with a Hinged-Door (black)
37 2'-10" Min. Cased Opening
38 36" Tall Handrail w/ 4" Max. Opngs
39 Cont. Cant Strip - Typ.
40 Prefinished Alum. Gutter & Downspout



1 Third & Fourth Floor Plan
Scale: 1/4" = 1'-0"

Legend

New Partition and/or Wall Refer to Wall Types

New Insulated Wall. Refer to Wall Types

City Stamp: City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architects Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

Third & Fourth Floor Plan

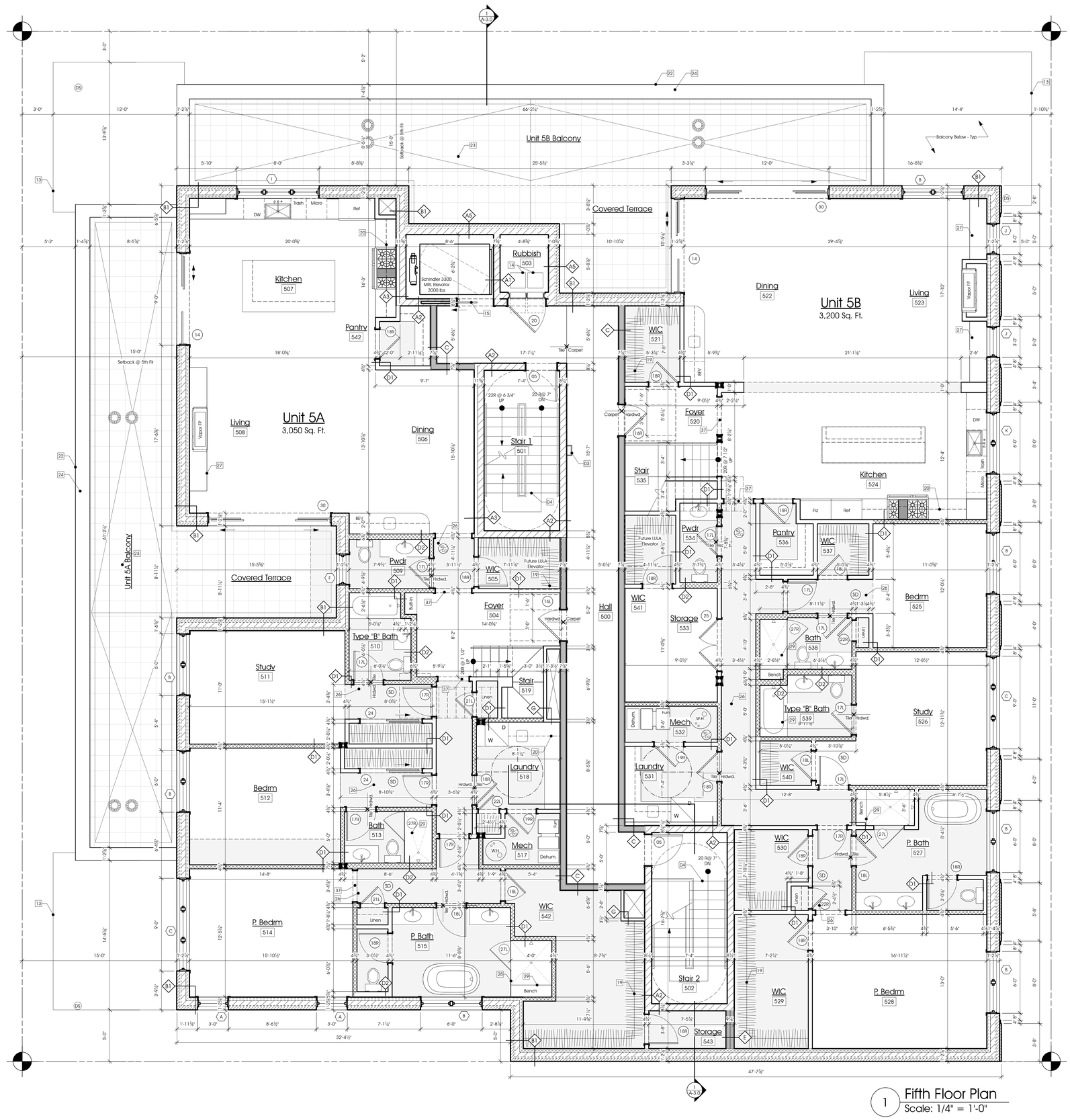
Print Date: Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

SHEET
A-1.3

Plan Key Notes

01 Stud Partition/ Demising Wall - Refer Wall Types A3.1
02 CMU Partition Wall - Refer to Wall Types A3.1
03 Fire Extinguisher Cabinet - 1 Hr Rated
04 Non Combustible Mtl. Stairs - 11"T & 1" Nosing Min., Riser Hgt. Per Plan, w/ 36" Handrails, 42" High Guardrails (Pickets 4" O.C. Max) - To Resist Simultaneus Vert. & Horiz Thrust of 50 PLF Load or 200# Concentrated Load at Top Rail, Whichever is greater - Refer to Bldg. Section
05 Conc. Parking Stop
06 Locked Storage Units - Provided by Owner
07 Fire Rated Sft. Column - Refer to Structural Dwg.
08 ADA Clearances
09 Cont. Stone Base - Refer to Elev.
10 Balcony Above
11 Provide 2 Way Com. System Complying w/ 14B-1009.8.1/14B-1009.8.2 & shall include both audible & Visible Signals - Provide Use Directions for the 2 Way Com. System Posted on the Wall Adjacent to the System Signage to Comply w/ 703.5 for Visual Characters Per 2009 ICC A117.1 14 Low Voltage/Phone Equip. Mounted to Plywd. - Refer to Elec. Dwg.
12 42" High Laminated Glass Guardrails that Resist a Simultaneous Vert. & Horiz. Thrust of 50 PLF load or 200# Concentrated load at top rail, whichever is greater
13 Class 'A' Roofing Membrain w/ Mtl. Drip Edge - Refer to Section
14 24" Dia., 16 Ga Aluminized Trash Chute W/ 15"X18" Self Latching, Self Closing 90 Min Rated S.s.bottom Hinged Door W/ 165 Deg (F)sprinkler Head, 3/4" Flushing Spray Head And All Relelted Support Brackets, Bottom Discharge To Be Accordion Damper Type Offset Into Room.
15 Schindler 3300mrl, 2500# 150 Fpm, S.s. 1 1/2 Hour Rated 'b' Label Door, Alum Threshold, Satin Stainless Steel Cab Ceiling W/ 6 Led Cans, G.c To Verify All Elevator Requirements - Hoistway And Pit Size, Overun Height, Heater Vents, Openings, Etc. Elevator To Comply With Icca/a117-2009 Chapter 4.407 And Comply With Emergency And Operation Signal Device Requirements Of Asme A17.1/csda B44 Section 2.27. Provide Stand By Power Complying With Code
16 Floor Drain, Cleanouts - Refer to Plumbing Sheets
17 Condensers On Level Pads w/ Sound Isolators - Refer to Mech. Sheets
18 Non-combustible A/C Unit Screening w/ Access Dr. - Cascade Roof Top Screen - Max. Hgt. to Match Parapet
19 Rod & Shelf
20 Line Upper Cabinets Provide Blocking in Wall
21 4" Thk. Limestone Sill - Slope to Exterior, Project Out 1" Past Bldg. - Provide Integral Drip Edge - Color per Arch.
22 8" Thk. Limestone Sill - Slope to Exterior, Project Out 1" Past Bldg. - Provide Integral Drip Edge - Refer to Elev.
23 24" Pedestal Paver System
24 Parapet Wall To Act As Deck Guardrail
25 1 1/2" Solid Surface Counter
26 1 Hr Gypsum Board Drop Ceiling - A.F.F. per Plan
27 Built In
28 Frameless Temp Glass Shower Enclosure
29 Tile Shower Enclosure Walls & Flr. w/ Bench per Plans
30 Aluminum, Storefront Door w/ Sidelights & Temp. Glazing
31 Combo-Low Silhouette Roof Drain With Overflow w/ Strainer - Refer to Plumbing
32 Non-combustible Steel Pergola
33 Handicapped Parking w/ Sign Centered On Parking Spaces, 6'-0" A.f.f.
34 Property Line - Typ.
35 Dero "Rack Rack" Wall Mtd. Bike Storage System - 8ft (13 Bike Capacity)
36 Highland Park ind.st "Knox Box" 3200 Series with a Hinged-Door (black)
37 2'-10" Min. Cased Opening
38 36" Tall Handrail w/ 4" Max. Opngs
39 Cont. Cant Strip - Typ.
40 Prefinished Alum. Gutter & Downspout



1 Fifth Floor Plan
Scale: 1/4" = 1'-0"

Legend

New Partition and/or Wall Refer to Wall Types

New Insulated Wall. Refer to Wall Types

City Stamp: City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

Fifth Floor Plan

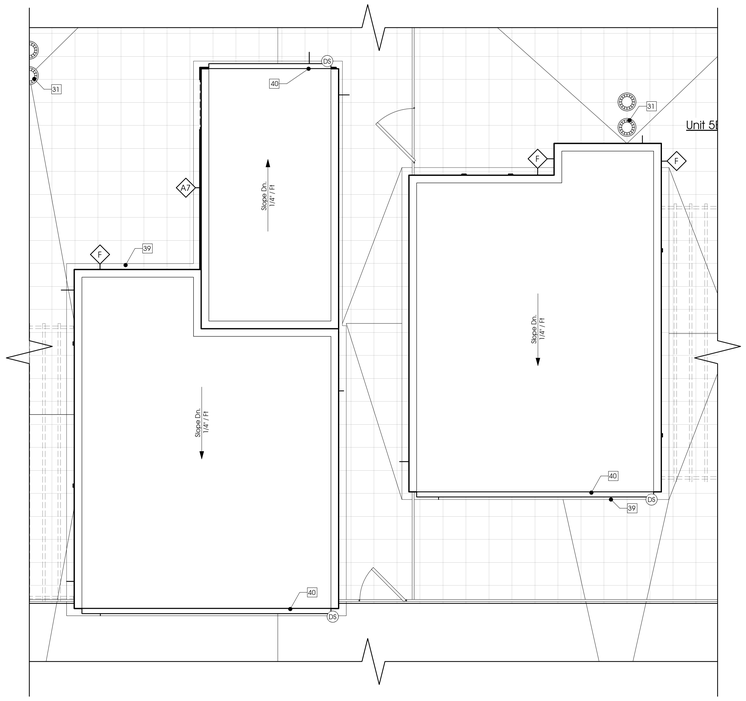
Print Date:
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

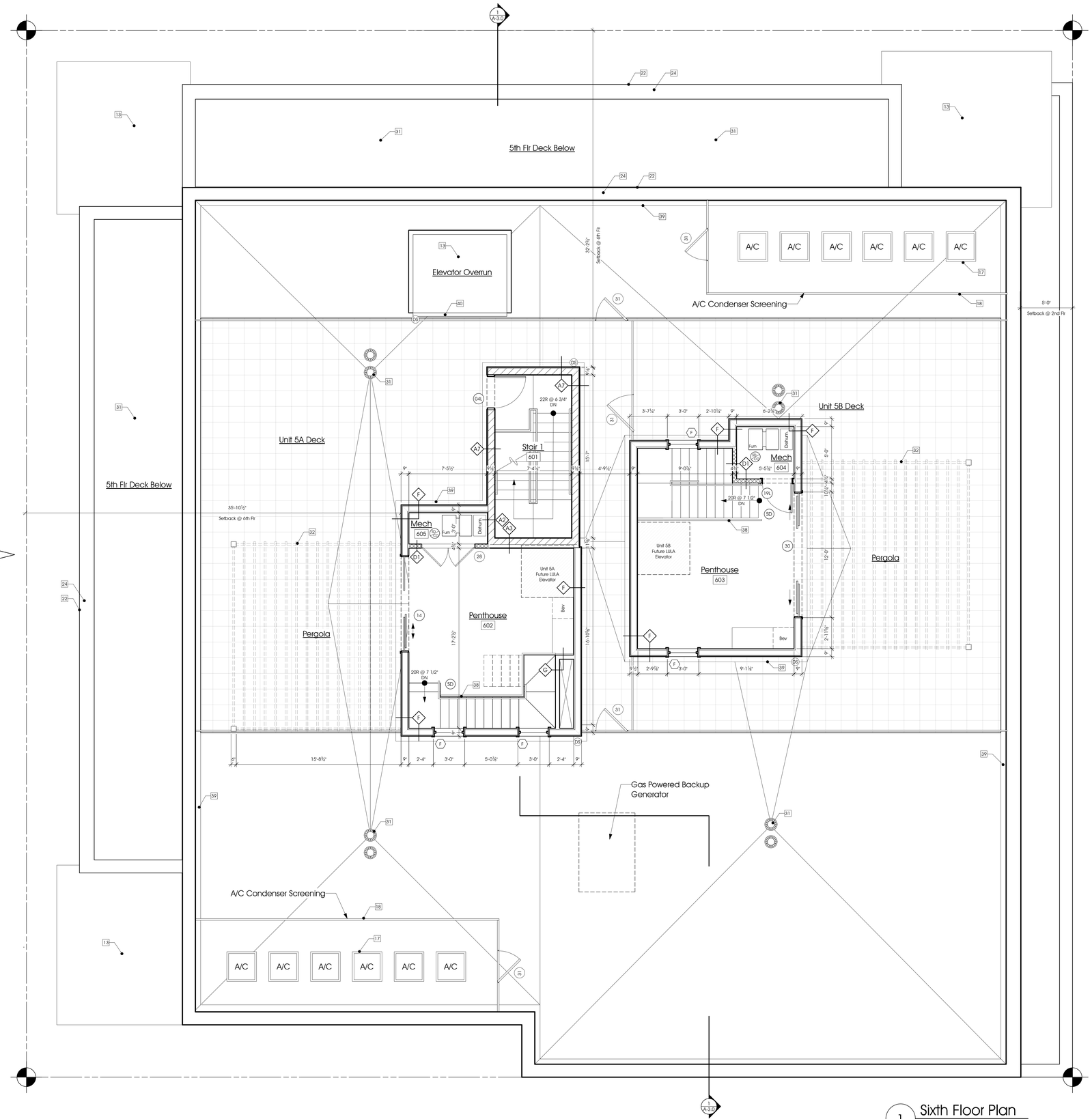
SHEET
A-1.4

Plan Key Notes

01 Stud Partition/ Demising Wall - Refer Wall Types A3.1
02 CMU Partition Wall - Refer to Wall Types A3.1
03 Fire Extinguisher Cabinet - 1 Hr Rated
04 Non Combustible Mtl. Stairs - 11"T & 1" Nosing Min., Riser Hgt. Per Plan, w/ 36" Handrails, 42" High Guardrails (Pickets 4" O.C. Max) - To Resist Simultaneous Vert. & Horiz Thrust of 50 PLF Load or 200# Concentrated Load at Top Rail, Whichever is greater - Refer to Bldg. Section
05 Conc. Parking Slop
06 Locked Storage Units - Provided by Owner
07 Fire Rated Sft. Column - Refer to Structural Dwg.
08 ADA Clearances
09 Cont. Stone Base - Refer to Elev.
10 Balcony Above
11 Provide 2 Way Com. System Complying w/ 14B-1009.8.1/14B-1009.8.2 & shall include both audible & Visible Signals - Provide Use Directions for the 2 Way Com. System Posted on the Wall Adjacent to the System Signage to Comply w/ 703.5 for Visual Characters Per 2009 ICC A117.1 14 Low Voltage/Phone Equip. Mounted to Plywd. - Refer to Elec. Dwg.
12 42" High Laminated Glass Guardrails that Resist a Simultaneous Vert. & Horiz. Thrust of 50 PLF load or 200# Concentrated load at top rail, whichever is greater
13 Class 'A' Roofing Membrain w/ Mtl. Drip Edge - Refer to Section
14 24" Dia., 16 Ga Aluminized Trash Chute W/ 15"X18" Self Latching, Self Closing 90 Min Rated S.s.bottom Hinged Door W/ 165 Deg (Fsp)sriinkler Head, 3/4" Flushing Spray Head And All Related Support Brackets, Bottom Discharge To Be Accordion Damper Type Offset Into Room.
15 Schindler 3300mrl, 2500# 150 Fpm, S.s. 1 1/2 Hour Rated 'b' Label Door, Alum Threshold, Satin Stainless Steel Cab Ceiling W/ 6 Led Cans, G.c To Verify All Elevator Requirements - Hallway And Pit Size, Overun Height, Heater Vents, Openings, Etc. Elevator To Comply With Iccia117-2009 Chapter 4.407 And Comply With Emergency And Operation Signal Device Requirements Of Asme A17.1/csda 844 Section 2.27. Provide Stand By Power Complying With Code
16 Floor Drain, Cleanouts - Refer to Plumbing Sheets
17 Condensers On Level Pads w/ Sound Isolators - Refer to Mech. Sheets
18 Non-combustible A/C Unit Screening w/ Access Dr. - Cascade Roof Top Screen - Max. Hgt. to Match Parapet
19 Rod & Shelf
20 Line Upper Cabinets Provide Blocking In Wall
21 4" Thk. Limestone Sill - Slope to Exterior, Project Out 1" Past Bdg. - Provide Integral Drip Edge - Color per Arch.
22 8" Thk. Limestone Sill - Slope to Exterior, Project Out 1" Past Bdg. - Provide Integral Drip Edge - Refer to Elev.
23 24" Pedestal Paver System
24 Parapet Wall To Act As Deck Guardrail
25 1 1/2" Solid Surface Counter
26 1 Hr Gypsum Board Drop Ceiling - A.F.F. per Plan
27 Built In
28 Frameless Temp Glass Shower Enclosure
29 Tile Shower Enclosure Walls & Flr. w/ Bench per Plans
30 Aluminum. Storefront Door w/ Sidelights & Temp. Glazing
31 Combo Low Silhouette Roof Drain With Overflow w/ Strainer - Refer to Plumbing
32 Non-combustible Steel Pergola
33 Handicapped Parking w/ Sign Centered On Parking Spaces, 6'-0" A.f.f.
34 Property Line - Typ.
35 Dero "Track Rack" Wall Mtd. Bike Storage System - 8ft (13 Bike Capacity)
36 Highland Park req'd "Knox Box" 3200 Series with a Hinged-Door (black)
37 2'-10" Min. Cased Opening
38 36" Tall Handrail w/ 4" Max. Opngs
39 Cont. Cant Strip - Typ.
40 Prefinished Alum. Gutter & Downspout



2 Upper Roof Plan
Scale: 1/4" = 1'-0"



1 Sixth Floor Plan
Scale: 1/4" = 1'-0"

Legend

New Partition and/or Wall Refer to Wall Types

New Insulated Wall. Refer to Wall Types

City Stamp: City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, charged or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architects Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

Sixth Floor Plan, Roof Plan

Print Date
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

SHEET
A-1.5

1 North (Central Ave) Elevation
Scale: 1/4" = 1'-0"

Elevation Notes

101	Line of Grade - Slope Away from Bldg.
102	1st Flr. Level
103	2nd Flr. Level
104	3rd Flr. Level
105	4th Flr. Level
106	5th Flr. Level
107	6th Flr. Level
301	Exposed Conc. Fnd. Wall - 8" Above Grade. Apply Stucco Parge Coat - See Det. 1/A-3.2
302	Fnd. Wall Below Grade
303	Conc. Ftg. Below Grade
401	Glen-Gery Modular Brick "Stonington Gray Velour"
402	Glen-Gery Modular Brick "Charcoal Gray Velour" w/ Dark Mortar
403	Cont. Stone Base
404	4" Cont. Stone Sill. Rake and Caulk all Joints
405	8" Tall Limestone Header. Cont. Flashing w/ Weep Holes @ 32" O.C.
406	12" Tall Custom Limestone Band - Provide Shop Drawing for Review
407	Custom Limestone Band - Submit Shop Dwg for Review
408	Custom Limestone Cornice - Submit Shop Dwg for Review
409	Recessed Masonry w/ Limestone Sill & Header
501	Pac-Clad Prefinished Alum. Panel "Medium Bronze"
502	Mechanical Louver/Vent - Ref Mech.
503	Prefinished Alum. Cap
504	Alum. Wrapped Sill
505	Prefinished Alum. Pergola
410	Masonry Joint
801	Scheduled Door Unit
802	Scheduled Window Unit
803	Scheduled Prefinished Alum. Garage Doors
1501	Scheduled A/C Condenser Unit - On Conc. Pads
1502	Frost Proof Hose Bib
1601	Scheduled Light Fixture
1602	Gas Meter
1603	Electric Meter
108	Top of Parapet
506	42" Tall Laminated Glass Railing System w/ Top & Bottom Rails. Railings to Resist 50PLF Vert. & Horiz. Loading, 200LB Concentrated Load in Any Direction
411	Masonry Control Joint
804	Scheduled Spandrel Panel - Match. Window
1001	8" High Mtl. Address Numbers on Stainless Stl. Standoffs
601	Stucco - Color by Arch.

City Stamp: City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9550

© 2024 Kipnis Architecture + Planning

Architects Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

North Elevation

Print Date:
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

SHEET
A-2.0

2 West (McGovern Ave) Elevation
Scale: 1/4" = 1'-0"

Elevation Notes

101	Line of Grade - Slope Away from Bldg.
102	1st Flr. Level
103	2nd Flr. Level
104	3rd Flr. Level
105	4th Flr. Level
106	5th Flr. Level
107	6th Flr. Level
301	Exposed Conc. Fnd. Wall - 8" Above Grade. Apply Stucco Parge Coat - See Det. 1/A-3.2
302	Fnd. Wall Below Grade
303	Conc. Ftg. Below Grade
401	Glen-Gery Modular Brick "Stonington Gray Velour"
402	Glen-Gery Modular Brick "Charcoal Gray Velour" w/ Dark Mortar
403	Cont. Stone Base
404	4" Cont. Stone Sill. Rake and Caulk all Joints
405	8" Tall Limestone Header. Cont. Flashing w/ Weep Holes @ 32" O.C.
406	12" Tall Custom Limestone Band - Provide Shop Drawing for Review
407	Custom Limestone Band - Submit Shop Dwg for Review
408	Custom Limestone Cornice - Submit Shop Dwg for Review
409	Recessed Masonry w/ Limestone Sill & Header
501	Pac-Clad Prefinished Alum. Panel "Medium Bronze"
502	Mechanical LouverVent - Ref Mech.
503	Prefinished Alum. Cap
504	Alum. Wrapped Sill
505	Prefinished Alum. Pergola
410	Masonry Joint
801	Scheduled Door Unit
802	Scheduled Window Unit
803	Scheduled Prefinished Alum. Garage Doors
1501	Scheduled A/C Condenser Unit - On Conc. Pads
1502	Frost Proof Hose Bib
1601	Scheduled Light Fixture
1602	Gas Meter
1603	Electric Meter
108	Top of Parapet
506	42" Tall Laminated Glass Railing System w/ Top & Bottom Rails. Railings to Resist 50PLF Vert. & Horiz. Loading, 200LB Concentrated Load in Any Direction
411	Masonry Control Joint
804	Scheduled Spandrel Panel - Match. Window
1001	8" High Mtl. Address Numbers on Stainless Stl. Standoffs
601	Stucco - Color by Arch.

City Stamp: City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architects Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

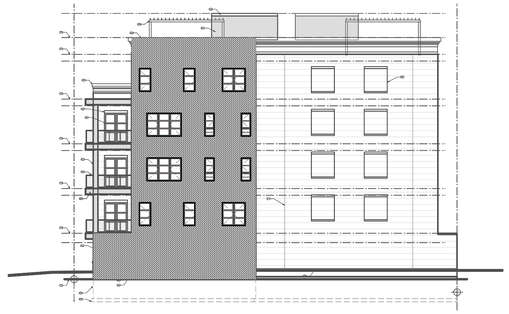
West Elevation

Print Date
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

SHEET
A-2.1

East Elevation 5'<10' (25% Max.)
990 Sq. Ft. Glazing / 4451 Sq. Ft. = 22.24%



East Elevation 5'<10' (25% Max.)
312 Sq. Ft. Glazing / 2161 Sq. Ft. = 14.44%

2 Opening Diagrams
Scale: 1/16" = 1'-0"

Elevation Notes

101	Line of Grade - Slope Away from Bldg.
102	1st Flr. Level
103	2nd Flr. Level
104	3rd Flr. Level
105	4th Flr. Level
106	5th Flr. Level
107	6th Flr. Level
301	Exposed Conc. Fnd. Wall - 8" Above Grade. Apply Stucco Parge Coat - See Det. 1/A-3.2
302	Fnd. Wall Below Grade
303	Conc. Ftg. Below Grade
401	Glen-Gery Modular Brick "Stonington Gray Velour"
402	Glen-Gery Modular Brick "Charcoal Gray Velour" w/ Dark Mortar
403	Cont. Stone Base
404	4" Cont. Stone Sill. Rake and Caulk all Joints
405	8" Tall Limestone Header. Cont. Flashing w/ Weep Holes @ 32" O.C.
406	12" Tall Custom Limestone Band - Provide Shop Drawing for Review
407	Custom Limestone Band - Submit Shop Dwg for Review
408	Custom Limestone Cornice - Submit Shop Dwg for Review
409	Recessed Masonry w/ Limestone Sill & Header
501	Poc-Clad Prefinished Alum. Panel "Medium Bronze"
502	Mechanical LouverVent - Ref Mech.
503	Prefinished Alum. Cap
504	Alum. Wrapped Sill
505	Prefinished Alum. Pergola
410	Masonry Joint
801	Scheduled Door Unit
802	Scheduled Window Unit
803	Scheduled Prefinished Alum. Garage Doors
1501	Scheduled A/C Condenser Unit - On Conc. Pads
1502	Frost Proof Hose Bib
1601	Scheduled Light Fixture
1602	Gas Meter
1603	Electric Meter
108	Top of Parapet
506	42" Tall Laminated Glass Railing System w/ Top & Bottom Rails. Railings to Resist 50PLF Vert. & Horiz. Loading, 200LB Concentrated Load in Any Direction
411	Masonry Control Joint
804	Scheduled Spandrel Panel - Match. Window
1001	8" High Mfl. Address Numbers on Stainless Stl. Standoffs
601	Stucco - Color by Arch.

1 South Elevation
Scale: 1/4" = 1'-0"

City Stamp: City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9550

© 2024 Kipnis Architecture + Planning

Architects Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

South Elevation

Print Date
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

SHEET
A-2.2

Elevation Notes

101	Line of Grade - Slope Away from Bldg.
102	1st Flr. Level
103	2nd Flr. Level
104	3rd Flr. Level
105	4th Flr. Level
106	5th Flr. Level
107	6th Flr. Level
301	Exposed Conc. Fnd. Wall - 8" Above Grade. Apply Stucco Parge Coat - See Det. 1/A-3.2
302	Fnd. Wall Below Grade
303	Conc. Ftg. Below Grade
401	Glen-Gery Modular Brick "Stonington Gray Velour"
402	Glen-Gery Modular Brick "Charcoal Gray Velour" w/ Dark Mortar
403	Cont. Stone Base
404	4" Cont. Stone Sill. Rake and Caulk all Joints
405	8" Tall Limestone Header. Cont. Flashing w/ Weep Holes @ 32" O.C.
406	12" Tall Custom Limestone Band - Provide Shop Drawing for Review
407	Custom Limestone Band - Submit Shop Dwg for Review
408	Custom Limestone Cornice - Submit Shop Dwg for Review
409	Recessed Masonry w/ Limestone Sill & Header
501	Pac-Clad Prefinished Alum. Panel "Medium Bronze"
502	Mechanical Louver/Vent - Ref Mech.
503	Prefinished Alum. Cap
504	Alum. Wrapped Sill
505	Prefinished Alum. Pergola
410	Masonry Joint
801	Scheduled Door Unit
802	Scheduled Window Unit
803	Scheduled Prefinished Alum. Garage Doors
1501	Scheduled A/C Condenser Unit - On Conc. Pads
1502	Frost Proof Hose Bib.
1601	Scheduled Light Fixture
1602	Gas Meter
1603	Electric Meter
108	Top of Parapet
506	42" Tall Laminated Glass Railing System w/ Top & Bottom Rails. Railings to Resist 50PLF Vert. & Horiz. Loading, 200LB Concentrated Load in Any Direction
411	Masonry Control Joint
804	Scheduled Spandrel Panel - Match. Window
1001	8" High Mtl. Address Numbers on Stainless Stl. Standoffs
601	Stucco - Color by Arch.

1 East Elevation
Scale: 1/4" = 1'-0"

City Stamp: City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architects Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

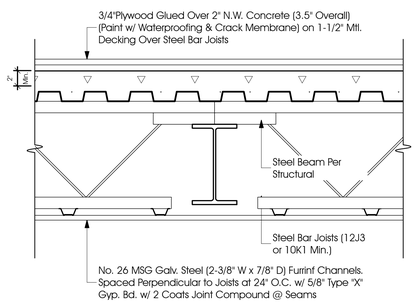
734 Central Ave Highland Park, IL

East Elevation

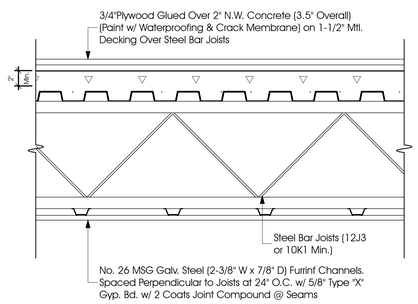
Print Date:
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

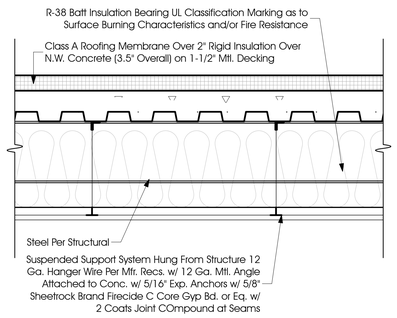
SHEET
A-2.3



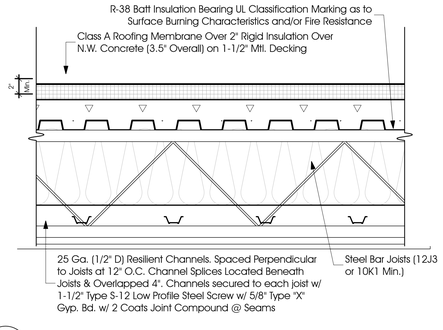
6 1 Hour Beam Enclosure in Floor Structure
UL #G501



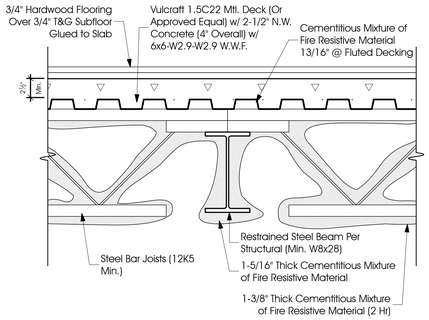
7 1 Hour Floor/Ceiling Assembly - Bar Joist
UL #G501



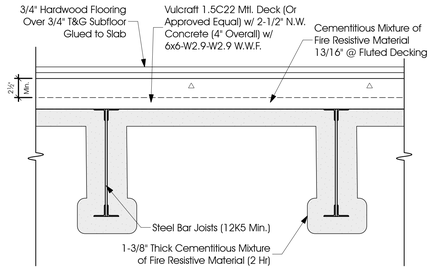
8 1 Hour Roof/Ceiling Assembly - C Joist
UL #P562



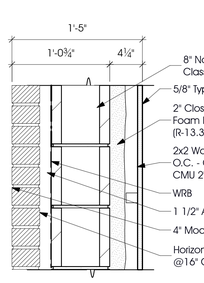
9 1 Hour Roof/Ceiling Assembly - Bar Joist
UL #P562



10 3 Hour Beam in 2 Hour Floor Structure
UL #D759



11 2 Hour Floor/Ceiling Assembly - Bar Joist
UL #D759



A1 7 5/8" CMU Bearing Wall
UL #U904 - 3hr

A2 8 1/4" CMU Bearing Wall
UL #U904 - 3hr
Similar to A1 w/ 5/8 Gyp. Bd.

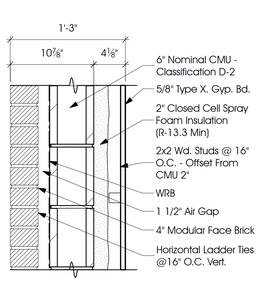
A3 12" CMU Bearing Wall
UL #U904 - 3hr
Similar to A1 w/ 5/8 Gyp. Bd. & 3.5" Furring

A4 1'-5" Brick Cavity Wall
UL #U904 - 3hr ; Assembly R Value: R13.3
Similar to A1 w/ 5/8 Gyp. Bd. & 2" Furring, 2"
Insulation, 1 1/2" Air Gap, & 4" Face brick

A5 12 3/4" CMU Bearing Wall
UL #U904 - 3hr
Similar to A1 w/ 4" Face brick

A6 12 3/4" CMU Bearing Wall
UL #U904 - 3hr
Similar to A1 w/ 4" Face brick & 2" Rigid Insulation

A7 9 1/8" CMU Bearing Wall
UL #U904 - 3hr
Similar to A1 w/ Stucco Cladding



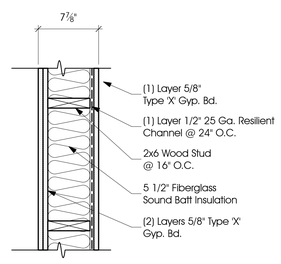
B1 1'-3" Brick Cavity Wall
UL #U906 - 2hr
Assembly R Value: R13.3

B2 1'-3" Brick Cavity Wall
UL #U906 - 2hr
Similar to B1 w/ Limestone Cladding instead of Brick -
Ref Elev.

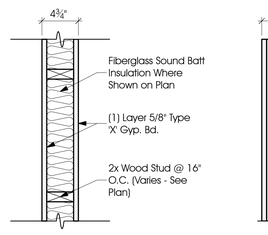
B3 1'-3" Brick Cavity Wall
UL #U906 - 2hr
Similar to B1 w/ Metal Paneling Instead of Brick

B4 1'-5" Brick Cavity Wall
UL #U906 - 2hr
Similar to B1 w/ 3" Air Gap

B5 1'-5" Brick Ext. Wall
UL #U906 - 2hr
Similar to B1 w/ Brick on Both Sides

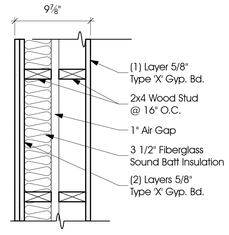


C 8" Non Bearing Partition Wall - STC 53
UL #U305 - 1hr

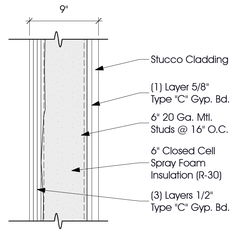


D1 4 3/4" Non Bearing Wall

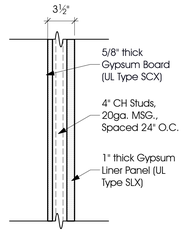
D2 6 3/4" Non Bearing Wall



E 10" Non Bearing Partition Wall - STC 60
UL #U305 - 1hr

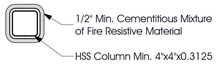


F 9" Ext. Metal Stud Wall
UL #U424 - 2 Hr.

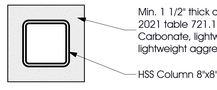


G 3 1/2" Shaft Wall
UL #U415 - 1 Hr.

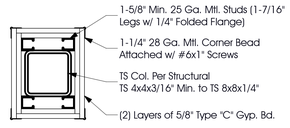
NOTE:
Apply Acoustical Sealant at
Perimerter of all Flr & Clg Wall
Intersections - Typ.



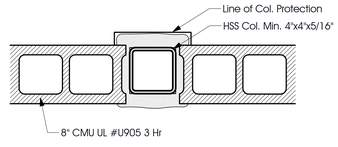
2 1 Hr Columns
UL #X790



3 3 Hr Columns (In Garage)
IBC 2021 table 721.1(1)



4 1 Hour Interior Column
UL #X528



5 3 Hr Columns (In Wall)
UL #X790

1 Wall Types
Scale: 1 1/2" = 1'-0"

City Stamp: City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

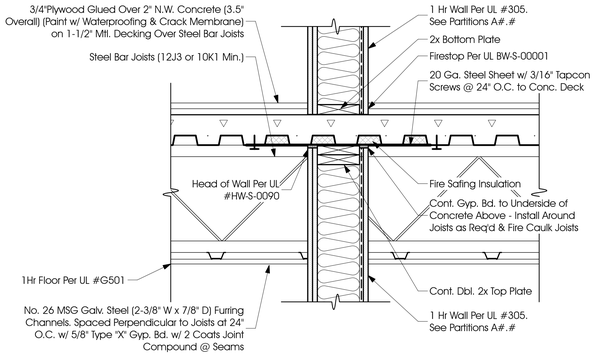
734 Central Ave Highland Park, IL

Wall Types

Print Date:
Nov. 14, 2025

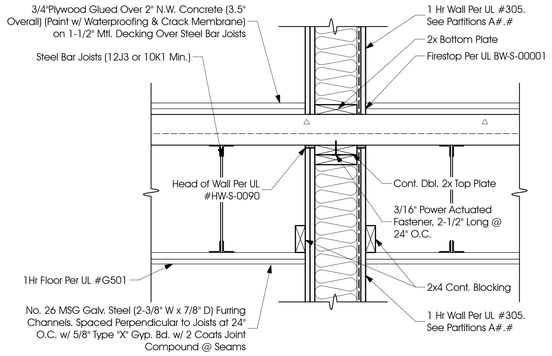
Date	No.	Revision/Issue
11/14/25	1	90% Review Set

SHEET
A-3.1



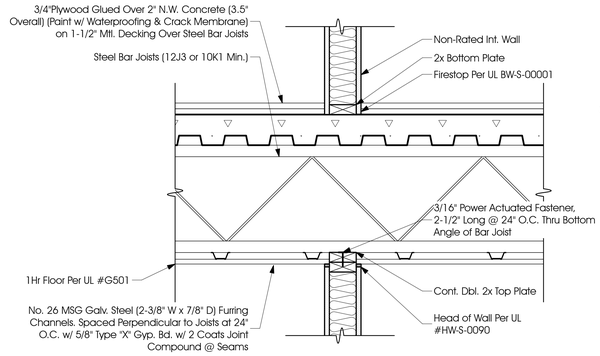
Fire Rated Partition Detail (Perp to Truss)

Gyp. Bd. Fire Blocking to be Installed Prior to Any Pipe Penetrations. Al Pipe Penetrations to be Sealed w/ Firecode Compound Per UL 605



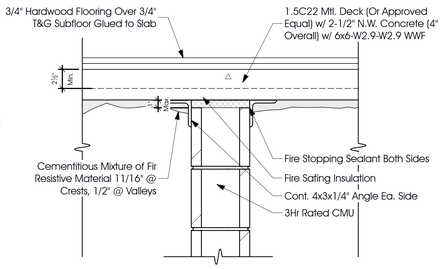
Fire Rated Partition Detail (Parallel to Truss)

Gyp. Bd. Fire Blocking to be Installed Prior to Any Pipe Penetrations. Al Pipe Penetrations to be Sealed w/ Firecode Compound Per UL 605



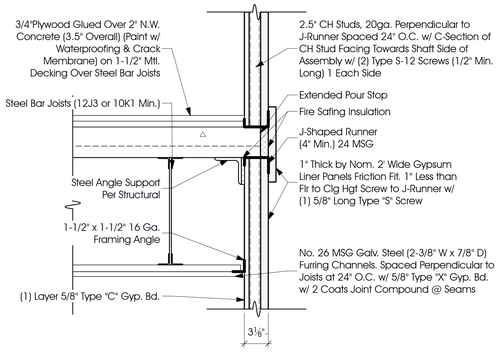
Non Rated Partition Detail (Perp to Truss)

All Pipe Penetrations to be Sealed w/ Firecode Compound Per UL 605



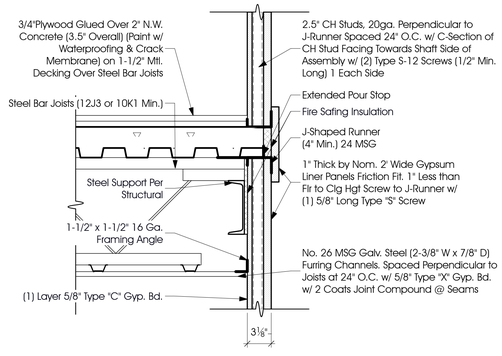
3 Hr CMU - 2 Hr Floor (Parallel to Decking)

Floor UL #U415/ Wall UL #U***



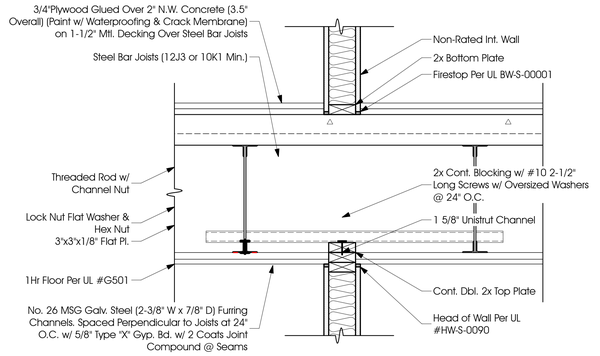
Mechanical Shaft Wall (Parallel to Truss)

Gyp. Bd. Fire Blocking to be Installed Prior to Any Pipe Penetrations. All Pipe Penetrations to be Sealed w/ Firecode Compound Per UL 605
Shaft UL #U415 - 1 Hr.



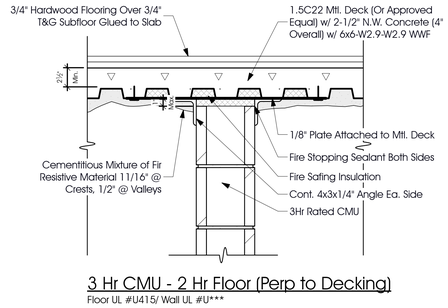
Mechanical Shaft Wall (Perp to Truss)

Gyp. Bd. Fire Blocking to be Installed Prior to Any Pipe Penetrations. All Pipe Penetrations to be Sealed w/ Firecode Compound Per UL 605
Shaft UL #U415 - 1 Hr.



Non Rated Partition Detail (Parallel to Truss)

All Pipe Penetrations to be Sealed w/ Firecode Compound Per UL 605



3 Hr CMU - 2 Hr Floor (Perp to Decking)

Floor UL #U415/ Wall UL #U***

City Stamp: City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave Highland Park, IL

Assembly Details

Print Date:
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

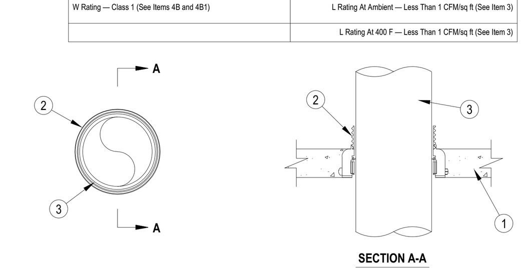
SHEET
A-3.7

System No. F-A-1016

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

FA 1016

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 2 Hr	F Rating — 2 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft (See Item 3)	FH Rating — 2 Hr
L Rating At 400 F — Less Than 1 CFM/sq ft (See Item 3)	FTH Rating — 0 Hr
W Rating — Class 1 (See Items 4B and 4B1)	L Rating At Ambient — Less Than 1 CFM/sq ft (See Item 3)
	L Rating At 400 F — Less Than 1 CFM/sq ft (See Item 3)



1. Floor Assembly — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete.
1A. Floor Assembly — (Optional, Not Shown)—The fire rated unprotected concrete and steel floor assembly shall be constructed of the materials and in the manner specified in the individual D900 Series designs in the UL Fire Resistance Directory and as summarized below:
A. Concrete — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete.
B. Steel Floor and Form Units* — Composite or non-composite max 3 in. (76 mm) deep galv steel fluted units as specified in the individual Floor-Ceiling Design.
2. Firestop Device* — Cast in place firestop device permanently embedded during concrete placement or grouted in concrete floor assembly in accordance with accompanying installation instructions. The devices may extend a max of 2 in. (51 mm) above the top surface of the concrete.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 680N-75/2.5", CP 680N-110/4", CP 680N-160/6", CP 682-75/2.5", CP 682-110/4", CP 680-M 2", CP 680-M 3", CP 680-M 4", CP 680-M 6", CP 680-P 2", CP 680-P 3", CP 680-P 4", CP 680-P 6", CP 680-PX 2", CP 680-PX 3"
3. Through Penetrants — One metallic pipe, conduit or tubing to be installed within the firestop device. Pipe, conduit or tubing to be rigidly supported on both sides of floor assembly. The following types of pipe, conduit or tubing may be used:
A. Steel Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe — Nom 6 in. (152 mm) diam (or smaller) cast or ductile iron pipe.
C. Conduit — Nom 6 in. (152 mm) diam (or smaller) rigid steel conduit.
D. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing.
E. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
F. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular) or heavier copper pipe.

METALLIC PIPE, CONDUIT OR TUBING AT FLOOR 2 HR

Page: 1 of 2

System No. F-A-1016

FA 1016

The firestop device and metallic penetrant shall be sized as follows:

Nom Pipe Diam +, ++	Firestop Device
1-1/2 to 2-1/2 in.(38 to 64 mm) - Other than copper pipe or tubing	CP680N-75/2.5"or CP682-75/2.5"
1-1/2 to 2 in.(38 to 51 mm) - Other than copper pipe or tubing	CP 680-M 2", CP 680-P 2, CP 680-PX 2"
2 to 2-1/2 in. (51 to 64 mm) - Copper pipe or tubing	CP680N-75/2.5"or CP682-75/2.5"
	CP 680-M 2", CP 680-P 2", CP 680-PX 2"
2-1/2 to 3 in. (64 to 76 mm)	CP 680-M 3", CP 680-P 3", CP 680-PX 3"
4 in. (102 mm)	CP680N-110/4"or CP682-110/4"
	CP 680-M 4", CP 680-P 4"
6 in. (152 mm)	CP680N-160/6"
	CP 680-M 6", CP 680-P 6"

+ When metallic pipes of diameters smaller than those shown above are installed within the device, CP618 Firestop Putty Stick or mineral wool insulation shall be installed within the device.
++ L Rating applies only to CP 680-M and -P(X) devices and only when the nom diam of pipe equals size of device (2 in. diam pipe in 2" device etc.). L Rating does not apply to CP 680N and CP682 devices.
4. Fill, Void or Cavity Material* - Putty (Not Shown) — Min 1 in. (25 mm) thickness of fill material applied within annulus flush with top surface of device.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 618 Firestop Putty Stick
4A. Packing Material (Not Shown) — As an alternate to Item 4, min 4 in. (102 mm) thickness of min 4 pcf (64 kg/m3) mineral wool insulation firmly packed to the fullest extent possible within annulus flush with top surface of device.
4B. Firestop Device* - Top Seal Plug — (Optional. Not Shown) - Top seal plug for use with CP 680-M 2" and CP 680-P 2" devices and nom pipe, conduit or tubing sizes of 1/2 in. (13 mm) to 2 in. (51 mm) diam. Plug is friction fit into top of firestop device (Item 2) in accordance with the manufacturer's instructions. When top seal plug is used, no putty (Item 4) or packing material (Item 4A) is required. W Rating applies only to nom 1, 1-1/4, 1-1/2 and 2 in. (25, 32, 38 and 51 mm) diam copper pipe/tube in conjunction with 2" CPS Top Seal and CP 680-M 2" or CP 680-P(X) 2" devices.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CPS Top Seal Plug
4B1. Firestop Device* - Water Barrier Module — (Optional, Not Shown) - Used as an alternate to the top seal plug (Item 4B) and in combination with the CP 680-M and CP 680-P(X) devices to achieve a W Rating. Module is threaded onto top of device. See Table below for sizes of device/module and penetrants covered. When water barrier module is used, a W Rating applies to the water barrier module, device and penetrant sizes specified in Table below. For W Rating with Water Barrier Module, pipe shall be installed from bottom of device.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — Water Barrier Module

Penetrant Type (See Item 3 above)	Nom Penetrant Diam	Size of Device/Module
A, B, C, D	2"	2"
	2-1/2"	3"
	3"	3"
	4"	4"
	6"	6"
E, F	2"	2"
	3"	3"
	4"	4"
	6"	6"

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

METALLIC PIPE, CONDUIT OR TUBING THROUGH FLOOR 2 HR

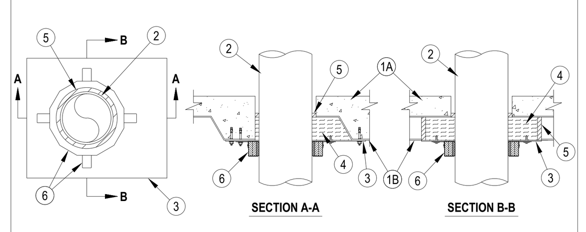
Page: 2 of 2

System No. F-A-2025

Classified by Underwriters Laboratories, Inc. to UL 1479

FA 2025

F Rating — 2 Hr
T Rating — 2 Hr



1. Floor Assembly — The fire-rated unprotected concrete and steel floor assembly shall be constructed of the materials and in the manner specified in the individual D900 Series designs in the UL Fire Resistance Directory and as summarized below:
A. Normal Weight Concrete — Min 2-1/2 in. (64 mm) thickness of lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete topping as measured over the crests of the steel floor units.
B. Steel Floor and Form Units* — Composite or noncomposite 3 in. (76 mm) deep fluted galv units as specified in the individual Floor-Ceiling design. Max diam of opening core-drilled through floor assembly is 8 in. (203 mm).
2. Through Penetrants — One nonmetallic pipe to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe and periphery of opening shall be min 0 in. (0 mm, point contact) to max 1-1/2 in. (38 mm). Pipe to be rigidly supported on both sides of floor assembly. The following types and sizes of nonmetallic pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 solid-core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 6 in. (152 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
C. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 solid-core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
D. Flame Retardant Polypropylene (FRPP) Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented drain, waste or vent) piping systems.

NON METALLIC PIPE THROUGH FLOOR 2 HR

Page: 1 of 2

System No. F-A-2025

FA 2025

3. Metal Plate Enclosure — Min 18 ga steel. Width of plate to be min 12 in. (305 mm). Length of plate (transverse to steel floor unit direction) to extend to steel floor unit valley beyond each side of core-drilled hole with a min lap of 1-1/2 in. (38 mm) on the floor unit valley at each end. Both ends of plate perpendicular to floor unit valleys to be cut to permit the ends to be bent upwards 90 F deg to follow the contour of the floor unit, enclosing the packing material (Item 4) within the areas of the flutes. The contoured plate ends shall be such that the gap between the floor unit and the plate ends is no greater than 1/4 in. (6 mm). As an alternate to bending up ends of plate, min 1/4 in. (6 mm) thickness of fill material (Item 5) shall be applied to completely cover the surface of the mineral wool packing material within the flutes of the steel floor units, between the two ends of the metal enclosure plate and the steel floor units. Circular cutout in plate to tightly follow circumference of nonmetallic pipe with side edges of plate at least 3 in. (76 mm) from circular cutout on all sides. Slit made in plate to permit installation around the nonmetallic pipe to be located at end of plate beneath floor unit valley nearest to the circular cutout. Plate secured to valleys of floor unit using min 1/4 in. (6 mm) diam by 1-3/4 in. (45 mm) long steel expansion bolts, or equivalent, in conjunction with min 3/4 in. (19 mm) diam steel washers or min 0.145 in. (4 mm) diam by 1-1/4 in. (32 mm) long powder actuated fasteners utilizing a 1-7/16 in. (36 mm) diam by 1/16 in. (2 mm) thick steel washer. As alternates to the anchors specified above, Hilti 1/4 in. (6 mm) diam by 1-1/4 in. (32 mm) long KWIK-CON II+ concrete screw anchor, Hilti 1/4 in. (6 mm) diam by 1-3/4 in. (44 mm) long KWIK-BOLT 3 steel expansion anchor or Hilti X-DNI 27 P8 S15 powder actuated floor pin with integral nom 9/16 in. (15 mm) diam washer may be used . Fasteners to be located approx 1 in. (25 mm) from edges of plate at each corner, at each plate/valley intersection and at both sides of slit made to permit installation around nonmetallic pipe. Spacing of fasteners no to exceed 10 in. (254 mm) OC.
4. Packing Material — Mineral wool batt insulation having min density of 4 pcf (64 kg/m3), firmly packed into flutes of steel floor units above metal plate enclosure (Item 3) to completely fill cavities. When ends of metal plate enclosure perpendicular to floor unit valleys are not bent up to enclose packing material within flutes (see Item 3), packing material to be recessed from ends of plate to accommodate the required thickness of the fill material.
5. Fill, Void or Cavity Material* — Sealant — Nom 1/2 in. (13 mm) bead of fill material applied around the perimeter of the metal plate enclosure at the interface of the enclosure and steel deck. When ends of metal plate enclosure (Item 3) are not bent up to enclose packing material within flutes, min 1/4 in. (6 mm) thickness of fill material shall be applied to completely cover the surface of the mineral wool packing material within the flutes of the steel floor units, between the two ends of the metal enclosure plate and the steel floor units.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant
6. Firestop Device* — Firestop Collar — Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to the valley of the steel deck and to the metal plate enclosure using the anchor hooks provided with the collar. Min of two anchor hooks required for 1-1/2 and 2 in. (38 and 51 mm) diam pipes, min of three anchor hooks required for 3 and 4 in. (76 and 102 mm) diam pipes, and min of four anchor hooks required for 6 in. (152 mm) diam pipes. Where the anchor hooks are beneath the valley of the steel floor unit, the anchor tabs are to be secured with 1/4 in. (6 mm) diam by min 1-1/2 in. (38 mm) long steel expansion bolts, or equivalent, in conjunction with steel nuts and min 3/4 in. (19 mm) diam steel washers with one anchor bolt in each anchor hook. Where the anchor hooks are beneath the crest of the steel deck, the anchor hooks are to be secured to the metal enclosure with No. 10 by min 1/2 in. (13 mm) long self-drilling, self-tapping steel screws and min 3/4 in. (19 mm) diam steel washers.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 643 50/1.5"N, CP 643 63/2"N, CP643 90/3"N, CP 643 110/4"N or CP 643 160/6"N Firestop Collar.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

NON METALLIC PIPE THROUGH FLOOR 2 HR

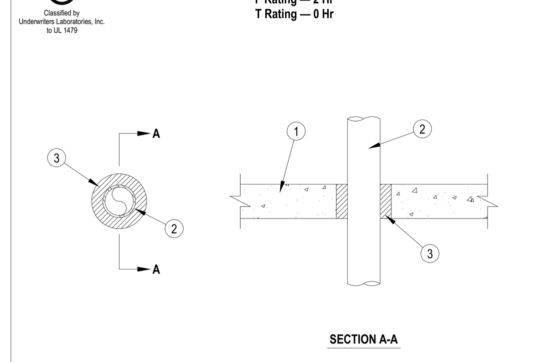
Page: 2 of 2

System No. F-A-2058

Classified by Underwriters Laboratories, Inc. to UL 1479

FA 2058

F Rating — 2 Hr
T Rating — 0 Hr



1. Floor Assembly — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Max diam of opening is 4 in. (102 mm).
1A. Floor Assembly — (Optional — Not Shown) — The fire-rated unprotected concrete and steel floor assembly shall be constructed of the materials and in the manner specified in the individual D900 Series designs in the UL Fire Resistance Directory and as summarized below:
A. Concrete — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete.
B. Steel Floor and Form Units* — Composite or non-composite max 3 in. (76 mm) deep galv steel fluted units as specified in the individual Floor-Ceiling Design. Max diam of opening is 4 in. (102 mm).
2. Through Penetrants — One nonmetallic pipe to be installed concentrically or eccentrically within the firestop system. Annular space between pipe or conduit and edge of opening to be min 3/8 in. and max 1 in. (9.5 to 25 mm). Pipe to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. Fill, Void or Cavity Materials*-Sealant — Min 2-1/2 in. (64 mm) thickness of sealant applied within annular space, flush with top surface of floor.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

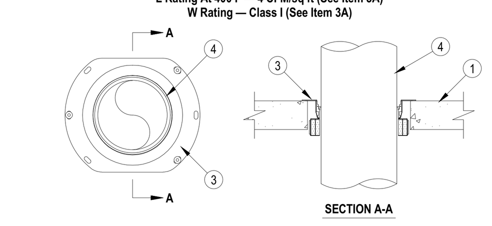
3/8"-1" NON METALLIC PIPE THROUGH FLOOR 2 HR

System No. F-A-2213

Classified by Underwriters Laboratories, Inc. to UL 1479

FA 2213

F Ratings — 2 and 3 Hr (See Items 1, 1A and 4E)
T Ratings — 0, 1/4 and 1/2 Hr (See Items 2, 2A and 4)
L Rating At Ambient — Less Than 1 CFM/sq ft (See Item 3A)
L Rating At 400 F — 4 CFM/sq ft (See Item 3A)
W Rating — Class I (See Item 3A)



1. Floor Assembly — Min 2-1/2 in. (64 mm) to max 8 in. (203 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. When concrete thickness is min 4-1/2 in. (114 mm), F Rating is 3 hr.
1A. Floor Assembly — (Optional, Not Shown) — The fire rated concrete and steel deck floor assembly shall be constructed of the materials and in the manner specified in the individual D700, D800 or D900 Series designs in the UL Fire Resistance Directory and as summarized below:
A. Concrete — Min 2-1/2 in. (64 mm) to max 8 in. (203 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete, as measured over crest of fluted steel deck. When concrete topping thickness is min 4-1/2 in. (114 mm), F Rating is 3 hr.
B. Steel Floor and Form Units* — Composite or non-composite max 3 in. (76 mm) deep galv steel fluted units as specified in the individual Floor-Ceiling Design.
2. Metallic Sleeve — (Optional, Not Shown) -Nom 4, 5 or 6 in. (102, 127 or 152 mm) diam Schedule 10 (or heavier) steel sleeve cast or grouted into floor assembly, flush with floor surfaces. When metallic sleeve is used, T Rating is 0 Hr.
2A. Sheet Metal Sleeve — (Optional, Not Shown) — Nom 4, 5, 6 or 9 in. (102, 127, 152 or 229 mm) diam, min 26 ga galv steel provided with a 26 ga galv steel square flange spot welded to the sleeve at approx mid-height, or flush with bottom of sleeve in floors, and sized to be a min of 2 in. (51 mm) larger than the sleeve diam. The sleeve is to be cast in place and may extend a max of 4 in. (102 mm) below the bottom of the deck and flush with the top surface of the concrete floor. When sheet metal sleeve is used, T Rating is 0 Hr.

4"-9" METALLIC PIPE THROUGH FLOOR 2 HR

Page: 2 of 2

System No. F-A-2213

FA 2213

3. Firestop Device* — Drop-in firestop device installed in core-drilled or sleeved opening in concrete floor assembly in accordance with accompanying installation instructions. The firestop device flange should be secured to the top surface of the floor with three 1/4 in. (6 mm) diam by min 1-1/4 in. (32 mm) long steel expansion bolts or screw anchors (installed in a triangular fashion through holes provided). As alternates to the anchors specified above, Hilti 1/4 in. (6 mm) diam by 1-1/4 in. (32 mm) long KWIK-CON II+ concrete screw anchor, Hilti 1/4 in. (6 mm) diam by 1-3/4 in. (45 mm) long KWIK-BOLT 3 steel expansion anchor or Hilti 1/4 in. (6 mm) by 3/4 in. (19 mm) long Metal HIT Anchor may be used. In addition, for nom 2 in. (51 mm), 3 in. and 4 in. (102 mm) firestop devices, four 11/16 in. (18 mm) long Hilti X-GH P18 MX steel fasteners may be installed through the steel flange, two on each side. The firestop devices shall be installed as detailed in the following table:

Core Hole or Sleeve Diam, In. (mm)	Firestop Device	Nom Diam of Through Penetrant, In. (mm)
4 (102)	CFS-DID 2"MD	2 (51) or smaller+
5 (102)	CFS-DID 3"MD	3 (76)
6 (152)	CFS-DID 4"MD	4 (102)
9 (229)	CFS-DID 6"MD	6 (152)

+ For pipe smaller than nom 2 in. (51 mm) diam, Adapter and Top Seal Plug is required to be used.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-DID 2"MD, CFS-DID 3"MD, CFS-DID 4"MD, CFS-DID 6"MD
3A. Firestop Device* - Water Barrier Module — (Optional, Not Shown) - Used in combination with the CFS-DID device and supplied by device manufacturer. Module is threaded onto top of device.
W Rating and L Rating apply only when water barrier module is used.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — Water Barrier Module
4. Through Penetrant — One nonmetallic pipe to be installed within the firestop device. Pipe to be rigidly supported on both sides of floor assembly. The following types of pipe may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
B. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 solid core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
C. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 6 in. (152 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
D. Flame Retardant Polypropylene (FRPP) Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 (or heavier) FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
E. Polypropylene (PP) Pipe — Nom 2 in. (63 mm OD) diam (or smaller) Aquatherm Greenpipe SDR 11 PP-R pipe for use in closed (process or supply) piping systems. The F Rating for the firestop system is limited to 2 Hr when this penetrant is used.
T Rating is 1/4 hr when Pipe D is used.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

4"-9" METALLIC PIPE THROUGH FLOOR 2 HR

Hilti Firestop Systems

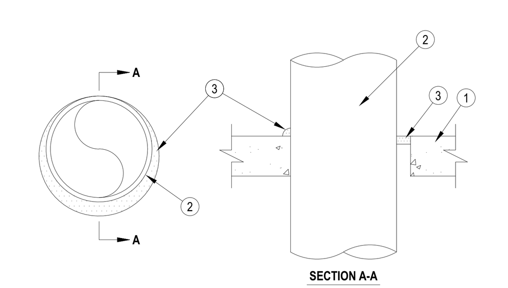
Page: 2 of 2

System No. C-AJ-1291

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

CAJ 1291

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 2 Hr	F Rating — 2 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 2 Hr
	FTH Rating — 0 Hr



1. Floor or Wall Assembly — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 30-7/8 in. (784 mm).
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Through-Penetrant — One metallic pipe or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe or conduit and periphery of opening shall be min 0 in. to max 7/8 in. (22 mm). Pipe or conduit to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or conduits may be used:
A. Steel Pipe — Nom 30 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
C. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
E. Conduit — Nom 6 in. (152 mm) diam (or smaller) steel conduit.
F. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT).
3. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall. At the point contact location between pipe and concrete, a min 1/4 in. (6 mm) diam bead of fill material shall be applied at the concrete/pipe interface on the top surface of floor and on both surfaces of the wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

METALLIC PIPE- 4"-6" CONDUIT OR 6" COPPER AT FLOOR 2 HR

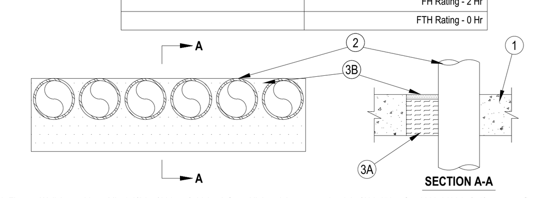
Page: 2 of 2

System No. C-AJ-1513

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

CAJ 1513

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating - 2 Hr	F Rating - 2 Hr
T Rating - 0 Hr	FT Rating - 0 Hr
	FH Rating - 2 Hr
	FTH Rating - 0 Hr



1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete floor. Min 5 in. (127 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete wall. Wall may also be constructed of any UL Classified Concrete Blocks*. Max size of opening is 8 in. (203 mm) by 30 in. (763 mm).
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Through Penetrants — One or more metallic penetrants to be installed either concentrically or eccentrically within the firestop system. The total number of penetrants is dependent on the size of the opening and sizes of penetrants. The annular space between the penetrants and periphery of opening shall be min 0 in. (point contact). The annular space between nom 2 in. (51 mm) diam (and smaller) penetrants shall be a min 0 in. (point contact). The annular space between penetrants greater than nom 2 in. (51 mm) diam shall be a min. 1/2 in. (13 mm). A max annular space in the system shall be 12 in. (305 mm). Penetrants to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of penetrants may be used:
A. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or rigid steel conduit
B. Through Penetrating Product* — Flexible Metal Piping — The following types of steel flexible metal gas piping may be used:
1.) Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
OMEGA FLEX INC
2.) Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
GASTITE, DIV OF TITEFLEX
3.) Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
WARD MFG L L C
3. Firestop System — The firestop system shall consist of the following:
A. Packing Material — Min 4 in. (102 mm) thickness of 4 pcf (64 kg/m3) mineral wool batt insulation tightly packed into the opening as a permanent form. Packing material to be recessed from top surface of floor or both surfaces of wall to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material - Sealant* — Min 1/2 in. (13 mm) thickness of fill material applied within the annulus flush with the top surface of the floor or both surfaces of the wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

MULTIPLE METALLIC PIPE CONDUIT AT FLOOR 2 HR

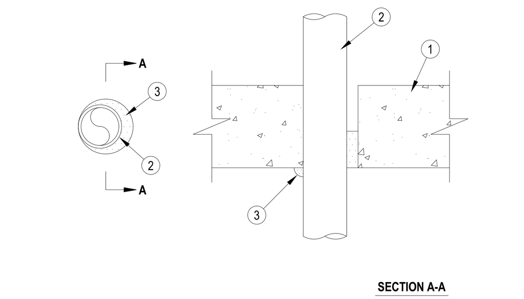
Page: 1 of 2

System No. C-AJ-2167

Classified by Underwriters Laboratories, Inc. to UL 1479

CAJ 2167

F Rating -- 2 Hr
T Rating -- 0 Hr



1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Floor may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow core Precast Concrete Units* having a min 2 in. (51 mm) concrete thickness below the core. Max diam of opening is 3 in. (76 mm).
See Concrete Blocks (CAZT) and Precast Concrete Units (CFTV) categories in the Fire Resistance Directory for names of manufacturers.
2. Through Penetrants — One nonmetallic pipe to be installed concentrically or eccentrically within the firestop system. Annular space between pipe and edge of opening to be min 0 in. (point contact) and max 5/8 in. (16 mm). Pipe to be rigidly supported on both sides of floor-ceiling assembly. The following types and sizes of nonmetallic pipes may be used.
A. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
3. Fill, Void or Cavity Material* — Sealant — Min 2 in. (51 mm) thickness of fill material applied within the annulus, flush with bottom surface of floor or with both surfaces of wall. At point contact location, min 1/2 in. (13 mm) diam bead of sealant applied at pipe/concrete interface on bottom surface of floor or both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

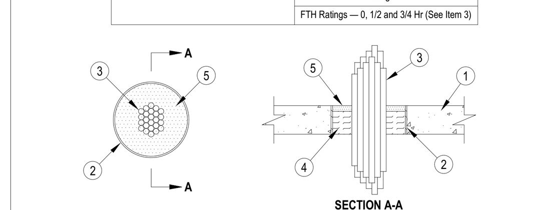
MULTIPLE METALLIC PIPE CONDUIT AT FLOOR 2 HR

System No. C-AJ-3095

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

CAJ 3095

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 3 Hr	F Rating — 3 Hr
T Ratings — 0, 1/2 and 3/4 Hr (See Item 3)	FT Ratings — 0, 1/2 and 3/4 Hr (See Item 3)
	FH Rating — 3 Hr
	FTH Ratings — 0, 1/2 and 3/4 Hr (See Item 3)



1. Floor or Wall Assembly — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600 2400 kg/m3) concrete floor or min 3 in. (76 mm) thick reinforced lightweight or normal weight concrete wall. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 6 in. (152 mm).
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Sleeve — (Optional) — Nom 6 in. (152 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe cast or grouted into floor or wall assembly, flush with floor or wall surfaces or extending a max 3 in. (76 mm) above the floor or both surfaces of the wall. If the steel sleeve extends above the floor or both surfaces of the wall, the T Rating of the firestop system is 0 Hr.
3. Cables — Aggregate cross-sectional area of cables in opening to be min 25 percent to max 45 percent of the aggregate cross-sectional area of the opening. Cables to be rigidly supported on both sides of floor or wall assembly. Any combination of the following types and sizes of metallic conductor or fiber optic cable may be used:
A. Max 500 kcmil single copper connector power cable with thermoplastic insulation and polyvinyl chloride (PVC) jacket. When single copper conductor power cable is used, T, FT and FTH Rating is 0 hr.
B. Max 350 kcmil single conductor power cables with either aluminum or copper conductors and cross-linked polyethylene (XPLE) insulation. When single aluminum conductor power cable is used, T Rating is 0 hr. When single copper conductor power cable is used, T, FT and FTH Rating is 1/2 hr.
C. Max 300 pair No. 24 AWG copper conductor telecommunication cables with polyvinyl chloride (PVC) insulation and jacket material. When telecommunication cable is used, T, FT and FTH Rating is 0 hr.
D. Max three copper connector No. 6 AWG cable with polyvinyl chloride (PVC) insulation and jacket material. When multi-connector power cable is used, T Rating is 0 hr.
E. Max 7/C copper conductor No. 12 AWG multiconductor power and control cables with PVC or cross-linked polyethylene (XLPE) insulation and PVC jacket. When multiconductor power and control cable is used, T, FT and FTH Rating is 3/4 hr.
F. Multiple fiber optical communication cables jacketed with PVC and having a max outside diam of 1/2 in. When fiber optic cable is used, T, FT and FTH Rating is 3/4 hr.
G. Max 3/C copper conductor No. 12 AWG with Bare aluminum ground, polyvinyl chloride (PVC) insulated steel, Metal-clad cable+. When MC cable is used, T, FT and FTH Rating is 0 hr.
AFC CABLE SYSTEMS INC

MULTIPLE CABLES AT FLOOR/WALL 2 HR

System No. C-AJ-3095

CAJ 3095

H. Max 3/C with ground 2/0 AWG copper conductor SER cable with cross-linked polyethylene (XLPE) insulation and polyvinyl chloride (PVC) jacket. When SER cable is used, T, FT and FTH Rating is 0 hr.
I. Max RG/U coaxial cable with polyethylene (PE) insulation and polyvinyl chloride (PVC) jacket having a max outside diameter of ½ in. When coaxial cable is used, T Rating is 0 hr.
J. Fire Resistive Cables* - Max 1-1/4 in. (32 mm) diam single conductor or multi conductor Type MI cable. A min 1/8 in. (3 mm) separation shall be maintained between MI cables and any other type of cable. When Fire Resistive Cables *are used, T, FT and FTH Rating is 0 hr.
K. Through Penetrating Product* — Any Cables, Metal-Clad Cable+ or Armored Cable+ currently Classified under the Through Penetrating Products category.
See Through Penetrating Product (XHLY) category in the Fire Resistance Directory for names of manufacturers.
4. Packing Material — Min 2 in. (51 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed 1/2 in. (13 mm) from top surface of floor or from both surfaces of wall to accommodate the fill material. If the steel sleeve (Item 2) extends above the top of the floor, the packing material shall be flush with the bottom surface of the floor.
5. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

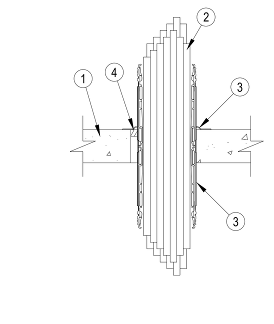
MULTIPLE CABLES AT FLOOR/WALL 2 HR

System No. C-AJ-3283

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

CAJ 3283

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 2 Hr	F Rating — 2 Hr
T Ratings — 0 and 1/2 Hr (See Item 2)	FT Ratings — 0 and 1/2 Hr (See Item 2)
L Rating At Ambient — Less Than 1 CFM (See Item 2)	FH Rating — 2 Hr
L Rating At 400 F — Less Than 1 CFM (See Item 2)	FTH Ratings — 0 and 1/2 Hr (See Item 2)
	L Rating At Ambient — Less Than 1 CFM (See Item 2)
	L Rating At 400 F — Less Than 1 CFM (See Item 2)



1. Floor or Wall Assembly — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Opening in floor or wall to be max 3 in. (76 mm) diam for 2" device and max 5 in. (127 mm) diam for 4" device.
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
1A. Floor Assembly — (Not Shown) — As an alternate to Item 1, fire-rated unprotected concrete and steel floor assembly may be used. Floor assembly to be constructed of the materials and in the manner described in the individual D900 Series Floor-Ceiling Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Concrete — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete.
B. Steel Floor and Form Units — Composite or noncomposite max 3 in. (76 mm) deep fluted galv units as specified in the individual Floor-Ceiling design. Opening in floor or wall to be max 3 in. (76 mm) diam for 2" device and max 5 in. (127 mm) diam for 4" device.

MULTIPLE CABLES AT FLOOR/WALL 2 HR

System No. C-AJ-3283

CAJ 3283

2. Cables — Within the loading area for the firestop device, the cables may represent a 0 to 100 percent visual fill. Cables to be tightly bundled within the device and rigidly supported on both sides of floor or wall assembly. Any combination of the following types of cables may be used:
A. Max 100 pair No. 24 AWG (or smaller) copper conductor telecommunication cable with polyvinyl chloride (PVC) jacketing and insulation.
B. Max 7/C No. 12 AWG copper conductor control cable with PVC or XLPE jacket and insulation.
C. Max 4/0 AWG Type RHH ground cable.
D. Max 4 pr No. 22 AWG Cat 6 computer cables.
E. Max RG 6/U coaxial cable with fluorinated ethylene insulation and jacketing.
F. Fiber optic cable with polyvinyl chloride (PVC) or polyethylene (PE) jacket and insulation having a max diam of 1/2 in. (13 mm).
G. Max 20/C No. 22 AWG shielded printer cable with PVC jacket.
H. Through-Penetrating Product* — Two copper conductors No. 18 AWG (or smaller) Power or Non Power Limited Fire Alarm Cable with or without a jacket under a metal armor.
AFC CABLE SYSTEMS INC
I. Max 1/4 in. (6 mm) diameter S-Video Cable consisting of 2 max 24 AWG 75 ohm coax or twisted pair cable with PE insulation and PVC jacket.
J. Through Penetrating Product* — Any Cables, Metal-Clad Cable+ or Armored Cable+ currently Classified under the Through Penetrating Products category.
See Through Penetrating Product (XHLY) category in the Fire Resistance Directory for names of manufacturers.
K. Max 3/C No 12 AWG MC Cable.
The T, FT and FTH Ratings for the firestop system are 1/2 hr except that when cable types 2J or 2K are used, the T, FT and FTH Ratings are 0 hr. See Table below for L Ratings.

Max Cable Fill	Cable Type	L Rating, CFM/Sq Ft		L Rating, CFM	
		Ambient	400°F	Ambient	400°F
0%	—	1	2	Less than 1	Less than 1
100%	Any cables (Item 2) in any combination	7	7	Less than 1	Less than 1

3. Firestop Device* — Firestop device consists of a corrugated steel tube with an inner plastic housing, intumescent material rings, tightly twisted inner fabric smoke seal, flanges and gasket material (not shown). Firestop device to be installed in accordance with the accompanying installation instructions. Device slid into floor or wall such that ends project an equal distance from the approximate centerline of the assembly. The annular space between the device and the periphery of the opening shall be min 0 in. (point contact). Device provided with flange(s) that are spun clockwise onto device threads, over gasket material butting tightly to top side of floor or both sides of wall. In floors, when FS-ONE Sealant is used and installed flush with bottom of floor, device flange shall be threaded tightly to bottom side of floor. In floors, device flange to be secured to floor with min two 1-1/4 in. (32 mm) long steel masonry screws or anchors. As an alternate to gasket material, sealant (Item 4) may be used.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 653 and CP 653 BA 2" Speed Sleeve, CP 653 and CP 653 BA 4" Speed Sleeve
4. Fill, Void or Cavity Material* — As an alternate to gasket material (see Item 3), min 1/2 in. (13 mm) thickness of fill material applied within the annulus between firestop device and periphery of opening, flush with top surface of floor or both sides of wall. As an option, when FS-ONE Sealant is used, the fill material can be installed flush with bottom of floor. For L Ratings when sealant is used, an additional 1/4 in. (6 mm) bead of fill material is applied at the device/floor or device/wall interface on top or bottom side of floor or both sides of wall assembly prior to installing flanges.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 618 Firestop Putty, FS-ONE Sealant or FS-ONE MAX Intumescent Sealant.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

MULTIPLE CABLES AT FLOOR/WALL 2 HR

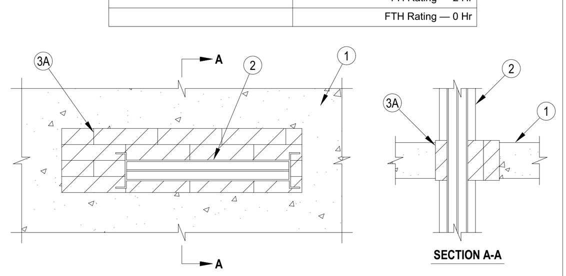
Page: 2 of 2

System No. C-AJ-6042

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

CAJ 6042

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 2 Hr	F Rating — 2 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 2 Hr
	FTH Rating — 0 Hr



1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete floor or wall. Wall may also be constructed of any UL Listed Concrete Blocks*. Max area of opening is 240 in.2 (1548 mm2) with max dimension of 30 in. (762 mm).
See Concrete Blocks (CAZT) in the UL Fire Resistance Directory for names of manufacturers.
2. Busway — One nom 23 in. (584 mm) wide (or smaller) by 4-1/2 in. (114 mm) deep, or max two nom 11-1/4 in. (286 mm) wide (or smaller) by 4-1/2 in. (114 mm) deep, "I" shaped aluminum enclosure containing factory mounted aluminum bars rated for 600 V, 4000A or copper bars rated for 600 V, 5000 A. When two busways are installed, they shall be placed end to end and the annular space between busways shall be min 1/2 in. (13 mm). The annular space between busways and periphery of opening shall be min 1/4 in. (6 mm) to max 5-3/4 in. (146 mm). Busways to be rigidly supported on both sides of floor and wall assembly. The busways shall bear the UL Listing Mark and shall be installed in accordance with the National Electrical Code, NFPA No. 70.
3. Firestop System — The firestop system shall consist of the following:
A. Fill, Void or Cavity Material* — Fire blocks installed with 5 in. (127 mm) dimension passed through the opening and centered within the thickness of the floor or wall. In concrete block walls, fire block to fill entire thickness of wall opening unless wall is solid filled. Blocks to be firmly packed and completely fill the entire area of opening between and around busways.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-BL Firestop Block
B. Fill, Void or Cavity Material* — (Not Shown) - Fill material to be applied to maximum extent possible within the opening between and around busways and fire block to fill any voids. This fill material is to be applied from the top surface of the floor assembly or both surfaces of wall assembly.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Intumescent Sealant or FS-ONE MAX Intumescent Sealant.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

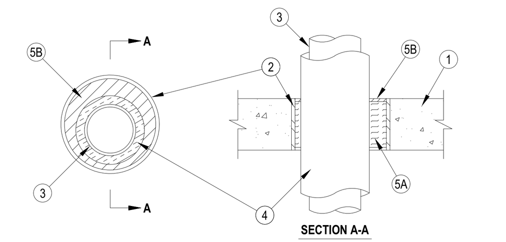
BUSWAY THRU FLOOR/WALL 2 HR

System No. C-AJ-5090

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

CAJ 5090

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 2 and 3 Hr (See Item 4)	F Ratings — 2 and 3 Hr (See Item 4)
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating At Ambient — 4 CFM/sq ft	FH Ratings — 2 and 3 Hr (See Item 4)
L Rating At 400 F — Less Than 1 CFM/sq ft	FTH Rating — 0 Hr
	L Rating At Ambient — 4 CFM/sq ft
	L Rating At 400 F — Less Than 1 CFM/sq ft



MULTIPLE METALLIC PIPE CONDUIT AT FLOOR 2 HR

Page: 1 of 2

CAJ 5090

1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 18 in. (457 mm).
See Concrete Blocks (CAZT) Category in the Fire Resistance Directory for names of manufacturers.
2. Metallic Sleeve — (Optional) — Nom 18 in. (457 mm) diam (or smaller) Schedule 10 (or heavier) steel sleeve cast or grouted into floor or wall assembly, flush with floor or wall surfaces or extending a max of 3 in. (76 mm) above floor or beyond both surfaces of wall.
3. Through Penetrants — One metallic pipe or tubing to be centered within the firestop system. Pipe or tubing to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or tubing may be used:
A. Steel Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
B. Copper Pipe — Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper tubing.
C. Copper Tubing — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.
4. Tube Insulation — Plastics+ — Min 1/2 in. (13 mm) to max 3/4 in. (19 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. Nom 1 in. (25 mm) thick AB/PVC flexible foam insulation may be used for max 2 hr F and FH Ratings when max 3 in. (76 mm) diam pipe or tubing is used. The annular space shall be min 1/2 in. (13 mm) to max 12 in. (305 mm). When max annular space exceeds 1-1/2 in. (38 mm) the F and FH Ratings are 2 hr.
See Plastics+ (QMFZ2) Category in the Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.
5. Firestop System — The firestop system shall consist of the following:
A. Packing Material — Min 4 in. (102 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material* — Sealant — Min 1/4 in. (6 mm) thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall. When max annular space exceeds 1-1/2 in. (38 mm) the min thickness of fill material is 1/2 in. (13 mm).
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

MULTIPLE METALLIC PIPE CONDUIT AT FLOOR 2 HR

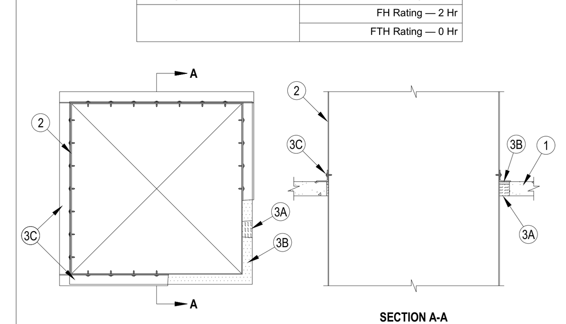
Page: 2 of 2

System No. C-AJ-7111

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

CAJ 7111

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 2 Hr	F Rating — 2 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 2 Hr
	FTH Rating — 0 Hr



1. Floor or Wall Assembly — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete floor or min 3 in. (76 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete wall. Wall may also be constructed of any UL Classified Concrete Blocks*. Max area of opening is 7.1 sq ft (0.66 m2) with max dimension of 32 in. (813 mm).
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Steel Duct — Max 30 by 30 in. (762 by 762 mm) No. 24 gauge (or heavier) steel duct. One duct to be installed within the firestop system with a min 1/4 in. (6 mm) to max 1-3/4 in. (44 mm) annular space. Steel duct to be rigidly supported on both sides of floor or wall assembly.
3. Firestop System — The firestop system shall consist of the following:
A. Packing Material — Min 2 in. (51 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall as required to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant.
C. Steel Angle — Min 2 in. (51 mm) wide by 2 in. (51 mm) high No. 16 gauge (or heavier) steel angle cut to fit the contour of the duct with a min 1/4 in. (6 mm) lap on the top surface of floor or on both surfaces of wall on all sides of the opening. Legs of angles secured to duct with No. 8 by 3/4 in. (19 mm) long steel sheet metal screws spaced max 4 in. (102 mm) OC.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

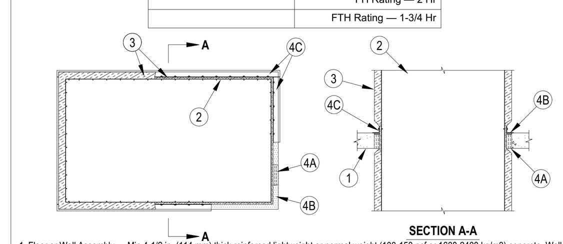
STEEL DUCT THRU FLOOR/WALL -2 HR

System No. C-AJ-7145

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

CAJ 7145

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 2 Hr	F Rating — 2 Hr
T Rating — 1-3/4 Hr	FT Rating — 1-3/4 Hr
	FH Rating — 2 Hr
	FTH Rating — 1-3/4 Hr



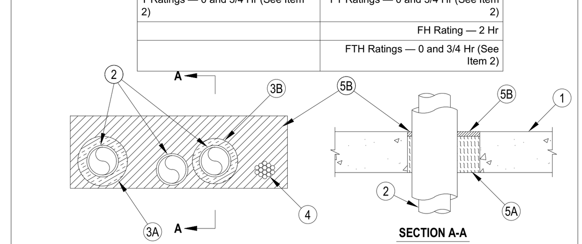
1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max area of opening is 17.8 ft2 (1.65 m2) with max dimension of 64 in. (1.6 m).
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Steel Duct — Max 60 by 36 in. (1524 by 914 mm) steel duct. Steel gauge of duct shall conform with SMACNA requirements. One duct to be installed concentrically or eccentrically within the firestop system. The annular space between steel duct and edges of opening shall be min 2 in. (51 mm) to max 6 in. (152 mm) when max duct dimension is 28 in. (711 mm). Otherwise, max annular space is 2-1/2 in. (64 mm). Steel duct to be rigidly supported on both sides of floor or wall assembly.
3. Batts and Blankets* — Nom 2 in. (51 mm) thick light density (min 3/4 pcf or 12 kg/m3) glass fiber blanket insulation jacketed on the outside with a foil-scrim-kraft facing. Longitudinal and transverse joints sealed with foil-scrim-kraft tape. Nom annular space between insulated steel duct and periphery of opening to be point contact to max 1/2 in. (13 mm) prior to installation of packing material (Item 4A). When max duct dimension is 28 in. (711 mm), max annular space between insulated steel duct and periphery of opening is 4 in. (102 mm) prior to installation of packing material (Item 4A).
See Batts and Blankets (BKNV) category in the Building Materials Directory for names of manufacturers. Any batt or blanket meeting the above specifications and bearing the UL Classification Marking with a Flame Spread value of 25 or less and a Smoke Developed value of 50 or less may be used.
4. Firestop System — The firestop system shall consist of the following:
A. Packing Material — Min 4 in. (102 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into annular space such that glass fiber blanket insulation on steel duct is compressed to a maximum overall thickness of 1/2 in. (13 mm). Packing material to be recessed from top surface of floor and from both surfaces of wall to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of fill material applied within annulus, flush with top surface of floor and both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
C. Retaining Angles — Min 2 by 2 in. (51 by 51 mm) No. 16 ga (or heavier) galv steel angles. Angles attached to all four sides of steel duct, through glass fiber blanket insulation, on top surface of floor or on both surfaces of wall with No. 10 (or larger) steel sheet metal screws spaced 1 in. (25 mm) from each end and max 4 in. (102 mm) OC.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

System No. C-AJ-8099

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

CAJ 8099

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 3 Hr	F Rating — 3 Hr
T Ratings — 0 and 3/4 Hr (See Item 2)	FT Ratings — 0 and 3/4 Hr (See Item 2)
	FH Rating — 2 Hr
	FTH Ratings — 0 and 3/4 Hr (See Item 2)



1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete floor or min 5 in. (127 mm) reinforced lightweight or normal weight concrete wall. Wall may also be constructed of any UL Classified Concrete Blocks*. Floor may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow core Precast Concrete Units*. Max area of square, rectangular or circular opening is 192 sq in. (1239 cm2) with max dimension of 24 in. (61 cm). When Precast Concrete Unit floors are used, max area of square, rectangular or circular opening is 49 sq in. (316 cm2) with max dimension of 7 in. (17.8 cm).
See Concrete Blocks (CAZT) and Precast Concrete Units (CFTV) categories in the Fire Resistance Directory for names of manufacturers.
2. Through-Penetrant — One or more pipes or tubes to be installed within the opening. The total number of through-penetrants is dependent on the size of the opening and sizes of the penetrants. Any combination of the penetrants described below may be used provided that the following parameters relative to the annular spaces and the spacings between the pipes are maintained. The separation between cable bundle, tubes and insulated tubes shall be a min 1/2 in. (13 mm) to max 3-1/8 in. (79 mm). The annular space between penetrants and the periphery of opening shall be a min 1/2 in. (13 mm) to max 5 in. 127 mm). Pipes or tubes to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or tubes may be used.
A. Copper Tubing — Nom 3 in. (76 mm) diam (or smaller) Type L (or heavier) copper tube.
B. Copper Pipe — Nom 3 in. (76 mm) diam (or smaller) Regular (or heavier) copper pipe.
C. Steel Pipe — Nom 3 in. (76 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
D. Iron Pipe — Nom 3 in. (76 mm) diam (or smaller) cast or ductile iron pipe.
E. Conduit — Nom 3 in. (76 mm) diam (or smaller) electric metallic tubing (EMT) or steel conduit.
F. Flexible Steel Conduit+ — Nom 1 in. (25 mm) diameter (or smaller) flexible steel conduit.
See Flexible Metal Conduit (DXUZ) category in the Electrical Construction Material Directory for names of manufacturers.
G. Through Penetrating Product* — Flexible Metal Piping — The following types of steel flexible metal gas piping may be used:

System No. C-AJ-8099

CAJ 8099

1.) Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
OMEGA FLEX INC
2.) Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
GASTITE, DIV OF TITEFLEX
3.) Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
WARD MFG L L C
The hourly T Rating is 3/4 hr when a pipe or tube with fiber-glass insulation is used, or 0 hr when a pipe or tube, a pipe or tube with AB/PVC insulation or a cable bundle is used. T he T Rating is 0 hr when metallic penetrants without pipe insulation are used.
3. Pipe Insulation — (Optional)—The following types of pipe insulation may be used with metallic penetrants (Items 2A, 2B, 2C, 2D and 2F):
A. Pipe Covering* — Nom 1 in. (25 mm) thick (or thinner) hollow cylindrical heavy density (min 3.5 pcf or 56 kg/m3) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product.
See Pipe and Equipment Covering - Materials (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classifica tion Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
B. Tube Insulation-Plastics+++ — Nom 3/4 in. (19 mm) thick (or thinner) acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing.
See Plastics+++ (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.
4. Cables — Max 2 in. (51 mm) diam tight bundle of cables installed within the opening and rigidly supported on both sides of floor or wall assembly. The space between the cables and periphery of the opening shall range from min 2 in. (51 mm) to max 4 in. (102 mm). Any combination of the following types and sizes of metallic conductor of fiber optic cable may be used:
A. Max 500 kcmil single copper connector power cable with thermoplastic insulation and polyvinyl chloride (PVC) jacket.
B. Max 300 pair No. 24 AWG copper conductor telecommunication cables with PVC insulation and jacket material.
C. Max 7/C copper conductor No. 12 AWG multiconductor power and control cables with PVC or cross-linked polyethylene (XLPE) insulation and PVC jacket.
D. Multiple fiber optical communication cables jacketed with PVC and having a max outside diam of 1/2 in.
E. Max 3/C copper conductor No. 12 AWG with bare aluminum ground, PVC insulated steel Metal-Clad cable.
5. Firestop System — The firestop system shall consist of the following:
A. Packing Material — Min 4 in. (102 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or from both surfaces of wall to accommodate the required thickness of fill material. When Precast Concrete Unit floors are used, packing material shall be installed at a thickness equal to the thickness of the floor minus 1/2 in. (13 mm), flush with bottom surface of floor.
B. Fill Void or Cavity Materials* - Sealant — Min 1/2 in. (51 mm) thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant.

+++Bearing the UL Recognized Component Marking

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

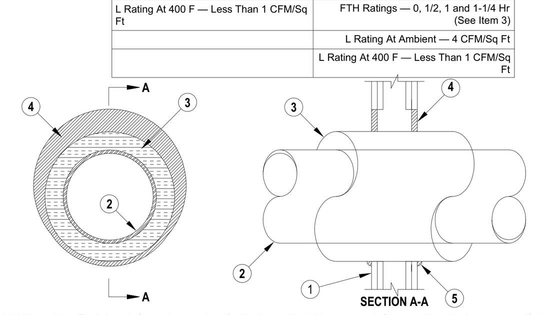
+Bearing the UL Listing Mark

System No. W-L-5029

Classified by Underwriters Laboratories, Inc. to UL 1479

WL 5029

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1, 2 and 3 Hr (See Items 1, 3 and 4)	F Ratings — 1, 2 and 3 Hr (See Items 1, 3 and 4)
T Ratings — 0, 1/2, 1 and 1-1/4 Hr (See Item 3)	FT Ratings — 0, 1/2, 1 and 1-1/4 Hr (See Item 3)
L Rating At Ambient — 4 CFM/Sq Ft	FH Ratings — 1, 2 and 3 Hr (See Items 1, 2 and 4)
L Rating At 400 F — Less Than 1 CFM/Sq Ft	FTH Ratings — 0, 1/2, 1 and 1-1/4 Hr (See Item 3)
	L Rating At Ambient — 4 CFM/Sq Ft
	L Rating At 400 F — Less Than 1 CFM/Sq Ft



1. Wall Assembly — The 1, 2 or 3 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide for 1 and 2 hr F and FH rating and 3-1/2 in. (89 mm) wide for 3 hr F and FH rating and spaced max 24 in. (610 mm) OC.
B. Gypsum Board* — Min 5/8 in. (16 mm) thick with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening is 18-5/8 in. (473 mm).
The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrants — One metallic pipe or tubing to be installed within the firestop system. Pipe or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or tubing may be used:
A. Steel Pipe — Nom 12 in. (305 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe — Nom 12 in. (305 mm) diam (or smaller) cast or ductile iron pipe.
C. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing. When the hourly F or FH Rating of the firestop system is 3 hr, the nom diam of copper tube shall not exceed 4 in. (102 mm).
D. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe. When the hourly F or FH Rating of the firestop system is 3 hr, the nom diam of copper pipe shall not exceed 4 in. (102 mm).

System No. W-L-5029

WL 5029

3. Pipe Covering* — Nom 1, 1-1/2 or 2 in. (25, 38 or 51 mm) thick hollow cylindrical heavy density (min 3.5 pcf or 56 kg/m3) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product. For 1 and 2 hr F and FH Ratings, the annular space between insulated penetrant and periphery of opening shall be min 0 in. (point contact) to max 1-7/8 in. (48 mm). For 3 hr F and FH Ratings, the annular space shall be min 0 in. (point contact) to max 1-1/4 in. (32 mm).
See Pipe and Equipment Covering — Materials (BRGU) category in the Building Material Directory for the names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
The hourly T, FT, FTH Ratings of the firestop system are 1/2 hr for 1 hr rated walls and 1 hr for 2 hr rated walls. For 3 hr rated walls, the hourly T, FT and FTH Ratings when steel and iron pipes are used are 1 hr. For 3 hr rated walls, the hourly T, FT and FTH Ratings when copper penetrants are used are 1-1/4 hr for 2 in. (51 mm) thick pipe covering and 0 hr for pipe covering thickness less than 2 in. (51 mm).
3A. Pipe Covering* — (Not Shown) — As an alternate to Item 3, max 2 in. (51 mm) thick cylindrical calcium silicate (min 14 pcf) units sized to the outside diam of the pipe or tube may be used. Pipe insulation secured with stainless steel bands or min 18 AWG stainless steel wire spaced max 12 in. (305 mm) OC. When the alternate pipe covering is used, the T and FT Rating shall be as specified in item 3 above.
See Pipe and Equipment Covering — Materials (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.
4. Fill, Void or Cavity Material* — Sealant — For 1 and 2 hr F and FH Rating, min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. For 3 hr F and FH Rating, min 1 in. (25 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point contact location between pipe covering and gypsum board, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the pipe covering/gypsum board interface on both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant

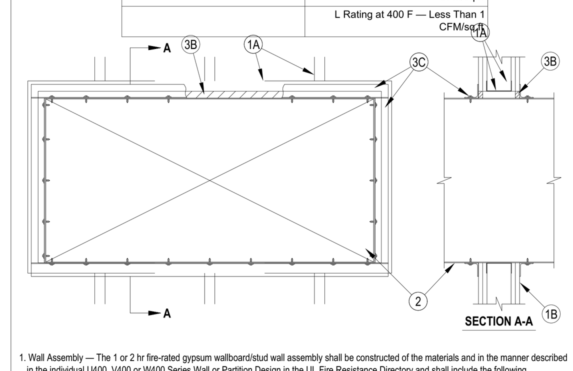
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

System No. W-L-7155

Classified by Underwriters Laboratories, Inc. to UL 1479

WL 7155

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0 Hr	FT Ratings — 0 Hr
L Rating at Ambient — Less Than 1 CFM/sq ft	FH Ratings — 1 and 2 Hr (See Item 1)
L Rating at 400 F — Less Than 1 CFM/sq ft	FTH Ratings — 0 Hr
	L Rating at Ambient — Less Than 1 CFM/sq ft
	L Rating at 400 F — Less Than 1 CFM/sq ft



1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing shall consist of min 3-1/2 in. (89 mm) wide steel channel studs spaced max 24 in. (610 mm) OC. Additional steel studs shall be used to completely frame the opening.
B. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (1.22 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Max area of opening is 73.7 sq ft (6.85 m2) with a max dimension of 104 in. (2.64 m).
The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Steel Duct — Max 100 in. by 100 in. (2.5 by 2.5 m) galv steel duct to be installed either concentrically or eccentrically within the firestop system. The duct shall be constructed and reinforced in accordance with SMACNA construction standards. The space between the steel duct and periphery of opening shall be min 0 in. (point contact) to max 2 in. (51 mm). Steel duct to be rigidly supported on both sides of the wall assembly.

System No. W-L-7155

WL 7155

2A1. Through-Pentrating Product* — As an alterate to Item 2. Fiber cement with galvanized steel facing, 3/8 in.(10 mm) thick composite metallic duct, with a max cross-sectional area of 43.0 sq ft, (4 m2) and a max individual dimension of 78 3/4 in. (2 m). Duct to be installed either concentrically or eccentrically within the firestop system such that the annular space is min 0 in. (point contact) to max 2 in. (51 mm). Duct to be rigidly supported on both sides of wall assembly. Refer to Ventilation Duct Assemblies in Vol. 2 of the Fire Resistance Directory.
DURASYSTEMS BARRIERS INC — Type DuraDuct HP.
2A2. Through-Pentrating Product* — As an alterate to Item 2. Fiber cement with galvanized steel facing, 1/4 in. (6 mm) thick, with a max cross-sectional area of 1764 sq in. (1.14 m2), and a max individual dimension of 42 in. (1067 mm). Duct to be installed either concentrically or eccentrically within the firestop system such that the annular space is min 0 in. (point contact) to max 2 in. (51 mm). Duct to be rigidly supported on both sides of wall assembly and installed in accordance. Refer to Ventilation Duct Assemblies in Vol. 2 of the Fire Resistance Directory.
DURASYSTEMS BARRIERS INC — Type DuraDuct SD.
2A3. Through-Pentrating Product* — As an alternate to Item 2. Galvanized steel faced duct panel, with a max cross-sectional area of 2450 sq in. (1.58 m2), and a max individual dimension of 49-1/2 in. (1258 mm) Duct to be installed either concentrically or eccentrically within the firestop system such that the annular space is min 0 in. (point contact) to max 2 in. (51 mm). Duct to be rigidly supported on both sides wall assembly. Refer to Ventilation Duct Assemblies in Vol. 2 of the Fire Resistance Directory.
DURASYSTEMS BARRIERS INC — Type DuraDuct GNX.
3 Firestop System — The firestop system shall consist of the following:
A. Packing Material — (Optional, Not Shown) — Polyethylene backer rod, mineral wool batt insulation or fiberglass batt insulation friction fitted into annular space. Packing material to be recessed from both surfaces of wall to accommodate the required fill material.
A1. Packing Material — Required as specified in Table below. Min 3-3/4 in. (95 mm) or 5 in. (127 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into opening as a permanent form for 1 and 2 hr rated assemblies, respectively. Packing material to be recessed from both surfaces of wall to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. Min 1/4 in. (6 mm) diam bead of fill material shall be applied at the point contact location between the steel duct and the gypsum board.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-S SIL GG Sealant, FS-ONE Sealant, FS-ONE MAX Intumescent Sealant or CP606 Flexible Firestop Sealant
C. Steel Retaining Angles — Min No. 16 gauge galv steel angles sized to lap steel duct a min of 2 in. (51 mm) and to lap wall surfaces a min of 1 in. (25 mm). When max duct dimension does not exceed 48 in. (122 cm) and duct area does not exceed 1300 in2 (8387 cm2), angles may be min No. 18 gauge galv steel. Angles attached to steel duct on both sides of wall with min No. 10 by 1/2 in. (13 mm) long steel sheet metal screws located a max of 1 in. (25 mm) from each end of steel duct and spaced a max of 6 in. (152 mm) OC. Steel angles are optional for those sides of duct that do not exceed the dimension specified in Table below, dependent on packing material, sealant and annular space as specified.

Max Duct Dimension	Duct Thickness	Annular Space	Packing Material	Angle (Item 3C) Required
24 in. (610 mm)	24 ga or heavier	1/2 in. min to 1 in. max (13 to 25 mm)	Item 3A1	No

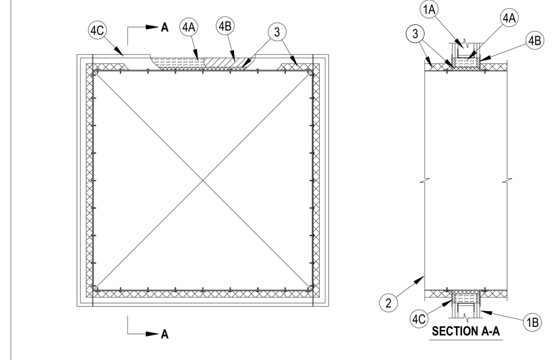
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

System No. W-L-7156

Classified by Underwriters Laboratories, Inc. to UL 1479

WL 7156

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Ratings — 1 and 2 Hr (See Item 1)
	FTH Rating — 0 Hr



1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC. Additional framing members shall be used to completely frame around opening.
B. Gypsum Board* — Min 5/8 in. (16 mm) thick, 4 ft (1.2 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers and orientation shall be as specified in the individual Wall and Partition Design. Max size of opening is 210 sq in. (1355 cm2) with a max width of 14-1/2 in. (368 mm) for wood studs. Max size of opening is 76.2 sq ft. (7 m2) with a max width of 105-1/2 in. (2.7 m) for steel studs.
The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall in which it is installed.
2. Steel Duct — Max 100 by 100 in. (2.5 by 2.5 m) steel duct to be installed within the framed opening. The duct shall be constructed and reinforced in accordance with SMACNA construction standards. Steel duct to be rigidly supported on both sides of wall assembly.

System No. W-L-7156

WL 7156

3. Batts and Blankets* — Nom 1-1/2 or 2 in. (38 or 51 mm) thick glass fiber batt or blanket (min 3/4 pcf or 12 kg/m3) jacketed on the outside with a foil-scrim-kraft facing. Longitudinal and transverse joints sealed with aluminum foil tape. During the installation of the fill material, the batt or blanket shall be compressed minimum 50% such that the annular space within the firestop system shall be min 1/2 in. (13 mm) to max 2 in. (51 mm).
See Batts and Blankets (BKNV) category in the Building Materials Directory for names of manufacturers. Any batt or blanket meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index 50 or less may be used.
4. Firestop System — The firestop system shall consist of the following:
A. Packing Material — Min 3-5/8 (92 mm) or 4-7/8 in. (124 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into opening as a permanent form for 1 or 2 hr fire-rated walls, respectively. Packing material to be recessed from both surfaces of wall to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
C. Steel Retaining Angles — Min No. 16 gauge (0.059 in. or 1.5 mm) galv steel angles sized to lap steel duct a min of 2 in. 51 mm) and lap wall surfaces a min of 1 in. (25 mm). Angles attached to steel duct on both sides of wall with min No. 10 steel sheet metal screws spaced a max of 1 in. (25 mm) from each end of steel duct and spaced a max of 6 in. (152 mm) OC. When max duct dimension does not exceed 48 in. (122 cm) and duct area does not exceed 1300 in2 (8387 cm2), angles may be min No. 18 gauge galv steel. Angles attached to steel duct on both sides of wall with min No. 10 by 1/2 in. (13 mm) long steel sheet metal screws located a max of 1 in. (25 mm) from each end of steel duct and spaced a max of 6 in. (152 mm) OC. When max 1-1/2 in. (38 mm) thick insulation is used, steel angles are optional for those sides of duct that do not exceed the dimension specified in Table below, dependent on packing material and annular space as specified.

Max Duct Dimension	Duct Thickness	Annular Space	Packing Material	Angle (Item 3C) Required
24 in. (610 mm)	24 ga or heavier	1/2 in. min to 1 in. max (13 to 25 mm)	Item 3A1	No

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

City Stamp City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, charged or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave Highland Park, IL

Fire Details

Print Date:
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

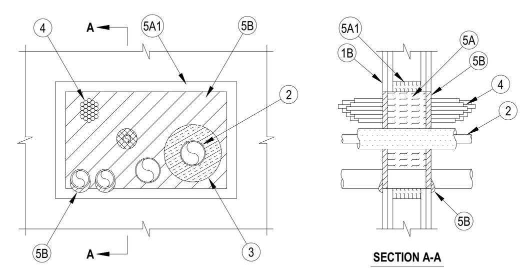
SHEET
A-3.3

System No. W-L-8079

WL 8079

Classified by Underwriters Laboratories, Inc. to UL 1479

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0, 1/2, 3/4, 1-1/2 and 2 Hr (See Items 1, 2, 3 and 4)	FT Ratings — 0, 1/2, 3/4, 1-1/2 and 2 Hr (See Items 1, 2, 3 and 4)
	FH Ratings — 1 and 2 Hr (See Item 1)
	FTH Ratings — 0, 1/2, 3/4, 1-1/2 and 2 Hr (See Items 1, 2, 3 and 4)



System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. Wall Assembly — The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or channel shaped steel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC. When Item 5A1 is not used, additional framing members (not shown) shall be installed to frame the periphery of the wall opening. When the additional framing members are used to frame the opening, the hourly T, FT and FTH Ratings of the firestop system are 0 hr.
   B. Gypsum Board* — 5/8 in. (16 mm) thick with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400 or V400 Wall and Partition Design. If the through penetrants are installed in a wood stud/gypsum board assembly, the max area of square, rectangular, or circular opening is 210 sq in. (1355 cm^2) with max dimension of 14-1/2 in. (368 mm). If the through penetrants are installed in a steel stud/gypsum board assembly, max area of square, rectangular, or circular opening is 240 sq in. (1548 cm^2) with max dimension of 20 in. (508 mm) wide.

   The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.

MUPTIPLE PIPES, CONDUIT AT GYP WALL 1-2 HR

System No. W-L-8079

WL 8079

2. Through-Penetrant — One or more pipes, conduit or tubes to be installed within the opening. The total number of through-penetrants is dependent on the size of the opening and the types and sizes of the penetrants. Any combination of the penetrants described below may be used provided that the following parameters relative to the annular spaces and the spacing between the through penetrants are maintained. The separation between the penetrants shall be min 1 in. (25 mm) to max 20 in. (508mm). The annular space between penetrants and the periphery of opening shall be min 0 in. (point contact) to max 20 in. (508 mm). Pipes, conduit or tubes to be rigidly supported on both sides of wall assembly. The following types and sizes of pipes, conduit or tubes may be used.
   A. Copper Tubing — Nom 3 in. (76 mm) diam (or smaller) Type L (or heavier) copper tube.
   B. Copper Pipe — Nom 3 in. (76 mm) diam (or smaller) Regular (or heavier) copper pipe.
   C. Steel Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   D. Iron Pipe — Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
   E. Conduit — Nom 3 in. (76 mm) diam (or smaller) electric metallic tubing (EMT) or rigid steel conduit.
   F. Polyvinyl Chloride (PVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 40 cellular or solid core PVC pipe for use in closed (process or supply) or vented (drain, waste, or vent) piping systems.
   G. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 2 in. (51 mm) diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.

   The T, FT and FTH Ratings are 0 Hr if bare pipe and tubing is used.

3. Pipe Insulation — One or more metallic penetrants (pipe or tubing) may be insulated with the following types of pipe coverings:
   A. Pipe Covering* — Min 1 in. (25 mm) to max 2 in. (51 mm) thick hollow cylindrical heavy density min 3.5 pcf (56 kg/m^3) glass fiber units jacketed on the outside with an all service jacket. Longitudinal joints sealed with metal fasteners or factory-applied self-sealing lap tape. Transverse joints secured with metal fasteners or with butt tape supplied with the product.

   See Pipe and Equipment Covering - Materials (BRGU) category in the Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.

   B. Tube Insulation-Plastics+ — Min 1/2 in. (13 mm) to max 3/4 in. (19 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing.

   See Plastics+ (QMFZ2) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation material meeting the above specifications and having a UL 94 Flammability Classification of 94-5VA may be used.

   The annular space between the insulated penetrants and the periphery of the opening shall be min 0 in. (0 mm, point contact) The separation between the insulated penetrants and the other penetrants shall be a min 1 in. (25 mm).

   The T, FT and FTH Ratings are 1-1/2 hour if Item 3B is used. The T, FT and FTH Ratings are 2 hr if Item 3A is used.

MUPTIPLE PIPES, CONDUIT AT GYP WALL 1-2 HR

System No. W-L-8079

WL 8079

4. Cables — One max 3 in. (76 mm) diam bundle of cables installed within the opening and rigidly supported on both surfaces of wall. The annular space between the tightly-bundled cables and the periphery of the opening shall be min 0 in. (point contact) to max 20 in. (508 mm). The separation between the cable bundle and the other penetrants shall be min 1 in. (25 mm) to max 20 in. (508 mm). Any combination of the following types and sizes of cables may be used:
   A. Max 25 pair No. 24 AWG telephone cable with polyvinyl chloride (PVC) insulation and jacket.
   B. Max 7/C No. 12 AWG copper conductor power and control cable with PVC or cross-linked polyethylene (XLPE) insulation and PVC jacket.
   C. Multiple fiber optical communication cable jacketed with PVC and having a max outside diam of 1/2 in. (13 mm).
   D. Max 3/C No. 8 AWG with bare aluminum ground, PVC insulated steel Metal-Clad+ Cable currently Classified under the Through Penetrating Product* (XHLY) category.
   E. Max 3/C (with ground) No. 8 AWG (or smaller) nonmetallic sheathed (Romex) cable with PVC insulation and jacket materials.
   F. RG/U coaxial cable with polyethylene (PE) insulation and polyvinyl chloride (PVC) jacket having a max outside diam of 1/2 in. (13 mm).
   G. Max 3/4 in. (19 mm) diam copper ground cable with or without PVC jacket.
   H. Max 1-1/4in. (32 mm) Diam single or multi conductor mineral-insulated copper-clad cable.

   The T, FT and FTH Ratings are 1/4 hr if cables D, G and H are used. The T, FT and FTH Ratings are 3/4 Hr for any other combination.

4A. Through Penetrants — (Not shown) - Max six nom 1 in. (25 mm) diam (or smaller) flexible steel conduits to be installed either concentrically or eccentrically within the firestop system. The annular space between the conduits and the periphery of the opening shall be min 0 in. (point contact) to a max 3 in. (76 mm). Conduits to be rigidly supported on both sides of wall. The T, FT and FTH Ratings are 0 Hr if this penetrant is used.
4B. Through Penetrants — (Not Shown) - Max twelve nom 3/8 in. (10 mm) diam (or smaller) polyvinyl chloride (PVC) pneumatic tubing for use in closed (process or supply) piping systems. Tubing to be installed either concentrically or eccentrically within the firestop system. The annular space between the tubing and the periphery of the opening shall be min 0 in. (point contact) to a max 1 in. (25 mm). Tubing to be rigidly supported on both sides of wall.
5. Firestop System — The firestop system shall consist of the following:
   A. Packing Material — In 2 hr fire rated wall assemblies, min 4-3/4 in. (121 mm) thickness of min 4 pcf (64 kg/m^3) mineral wool batt insulation firmly packed into opening as a permanent form. In 1 hr fire rated wall assemblies, min 3-1/2 in. (89 mm) thickness of min 4 pcf (64 kg/m^3) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material recessed from both surfaces of the wall to accommodate the required thickness of fill material.
   A1. Packing Material — Min 1-1/4 in. (32 mm) thickness of min 4 pcf (64 kg/m^3) mineral wool batt insulation firmly packed as a backer around the perimeter of opening as a permanent form. When additional framing members are used to frame the opening (see Item 1A), this packing material is optional. Packing material can be used in combination with the additional framing members.
   B. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus, flush with both surfaces of wall. At the point contact location between through penetrants and gypsum board, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the gypsum board/through penetrant interface on both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

+ Bearing the UL Listing Mark

Bearing the UL Recognized Component Mark

MUPTIPLE PIPES, CONDUIT AT GYP WALL 1-2 HR

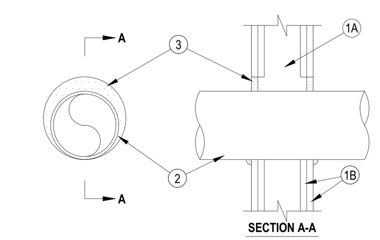
Page: 3 of 3

System No. W-L-1054

WL 1054

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings —1 and 2 Hr (See Items 1 and 3)	F Ratings — 1 and 2 Hr (See Items 1 and 3)
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating at Ambient — Less Than 1 CFM/sq ft	FH Ratings —1 and 2 Hr (See Items 1 and 3)
L Rating at 400 F — Less Than 1 CFM/sq ft	FTH Rating — 0 Hr
	L Rating at Ambient — Less Than 1 CFM/sq ft
	L Rating at 400 F — Less Than 1 CFM/sq ft



1. Wall Assembly — The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC. When steel studs are used and the diam of opening exceeds the width of stud cavity, the opening shall be framed on all sides using lengths of steel stud installed between the vertical studs and screw-attached to the steel studs at each end. The framed opening in the wall shall be 4 to 6 in. (102 to 152 mm) wider and 4 to 6 in. (102 to 152 mm) higher than the diam of the penetrating item such that, when the penetrating item is installed in the opening, a 2 to 3 in. (51 to 76 mm) clearance is present between the penetrating item and the framing on all four sides.
   B. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (122 cm) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 32-1/4 in. (819 mm) for steel stud walls. Max diam of opening is 14-1/2 in. (368 mm) for wood stud walls.

   The F and FH Ratings of the firestop system are equal to the fire rating of the wall assembly.

METALLIC PIPES, CONDUIT AT GYP WALL 1-2 HR

Page: 1 of 2

System No. W-L-1054

WL 1054

2. Through-Penetrants — One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space shall be min 0 in. to max 2-1/4 in. (57 mm). Pipe may be installed with continuous point contact. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. Steel Pipe — Nom 30 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
   C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or 6 in. (152 mm) . diam steel conduit.
   D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
   E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) regular (or heavier) copper pipe.
3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. At the point or continuous contact locations between pipe and wall, a min 1/2 in. (13 mm) diam bead of fill material shall be applied at the pipe wall interface on both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

METALLIC PIPES, CONDUIT AT GYP WALL 1-2 HR

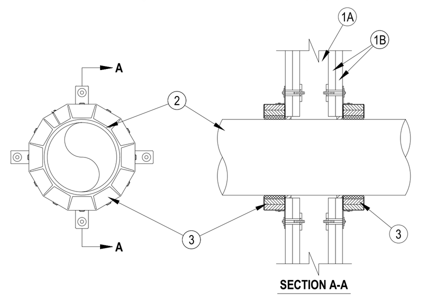
Page: 2 of 2

System No. W-L-2078

WL 2078

Classified by Underwriters Laboratories, Inc. to UL 1479

F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0, 1 and 2 Hr (See Items 2 and 3)
L Rating At Ambient — 3 CFM/sq ft
L Rating At 400 F — Less Than 1 CFM/sq ft



1. Wall Assembly — The fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL fire Resistance Directory and shall include the construction features noted below:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board, as specified in the individual Wall and Partition Design. Max diam of opening is 11-1/2 in. (292 mm).

   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through-Penetrants — One nonmetallic pipe, conduit or tubing to be installed within the firestop system. The annular space between pipe and periphery of opening shall be min 0 in. (point contact) to max 1/2 in. (13 mm). Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Nom 10 in. (254 mm) diam (or smaller) Schedule 40 solid-core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 10 in. (254 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
   C. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 solid-core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems
   D. Flame Retardant Polypropylene (FRPP) Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   E. Polyvinylidene Fluoride (PVDF) Pipe — Nom 4 in. (102 mm) diam (or smaller) PVDF pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

   When max 6 in. diam pipe is used, T Rating is equal to the hourly fire rating of the wall. When nom 8 in. or 10 in. (203 or 254 mm) diam pipe is used, T Rating is 0 hr.

NON-METALLIC PIPES, CONDUIT AT GYP WALL 1-2 HR

Page: 1 of 2

System No. W-L-2078

WL 2078

3. Firestop Device* — Firestop Collar — Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to both sides of the wall using the anchor hooks provided with the collar. (Minimum two anchor hooks for 1-1/2 and 2 in. (38 and 51 mm) diam pipes, three anchor hooks for 3 and 4 in. (76 and 102 mm) diam pipes, four anchor hooks for 6 in. (152 mm) diam pipes, ten anchor hooks for 8 in. (203 mm) diam pipes and twelve anchor hooks for 10 in. (254 mm) diam pipes. The anchor hooks are to be secured to the surface of wall with 3/16 in. (4.8 mm) diam by 2-1/2 in. (64 mm) long steel toggle bolts along with washers. As an alternate for pipe sizes of nom 4 in. diam or less, min No. 10 by 1-1/2 in. (254 by 38 mm) long drywall or laminate screws with min 3/4 in. (19 mm) steel washers may be used. When the drywall or laminate screw is used, T Rating shall not exceed 1 hr.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 643 50/1.5"N, CP 643 63/2"N, CP 643 90/3"N, CP 643 110/4"N, CP 643 160/6"N, CP 644 200/8" andCP 644 250/10" Firestop Collars
4. Fill, Void or Cavity Material* — Sealant - (Not Shown) — Min 1/2 in. (13 mm) thickness of sealant applied within the annular space for nom 8 in. and 10 in. (203 and 254 mm) diam pipes, flush with each side of wall. Sealant in annular space is optional for max 6 in. (152 mm) diam pipes. A min 1/4 in. (6 mm) thickness of sealant is required within the annular space, flush with each side of wall, to attain the L Ratings for max 6 in. (152 mm) diam pipes.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-One Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

NON-METALLIC PIPES, CONDUIT AT GYP WALL 1-2 HR

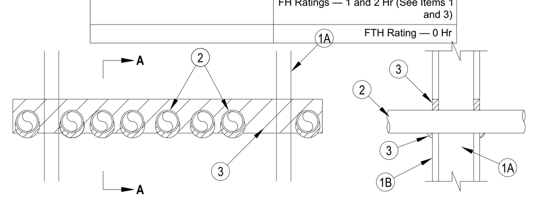
Page: 2 of 2

System No. W-L-1389

WL 1389

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1and 3)	F Ratings — 1 and 2 Hr (See Items 1 and 3)
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Ratings — 1 and 2 Hr (See Items 1 and 3)
	FTH Rating — 0 Hr



1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing shall consist of min 3-5/8 in. (92 mm) wide steel studs spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Thickness, type, number of layers and fasteners, as specified in the individual Wall and Partition Design. Max height of opening is 3-1/2 in. (89 mm). Max width of opening is 32 in. (813 mm).

   The hourly F, FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrants — Multiple pipes or conduits installed in single layer array within the firestop system. The annular space between the pipes and conduits and the edges of the opening shall be min 0 in. (0 mm, point contact) to max 1-3/8 in. (35 mm). The separation between pipes and conduits to be a min 0 in. (0 mm, point contact) to a max 1-1/4 in. (32 mm). Pipes and conduits to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes or conduits may be used:
   A. Steel Pipe — Nom 2 in. (51 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
   B. Conduit — Nom 2 in. (51 mm) diam (or smaller) rigid steel conduit or steel electrical metallic tubing (EMT).
3. Fill Void or Cavity Materials* - Sealant — Min 5/8 in. (16 mm) thickness of fill material installed to completely fill annular space between pipes, conduits and gypsum flush with each surface of wall. Min 1/2 in. (13 mm) diam bead of fill material applied to the through penetrant/wall interface at the point contact locations on both sides of the wall. The 2 hour F, FH Ratings apply only when FS-ONE Sealant is used.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — Hilti CP 606 Flexible Firestop Sealant or FS-ONE Sealant, FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

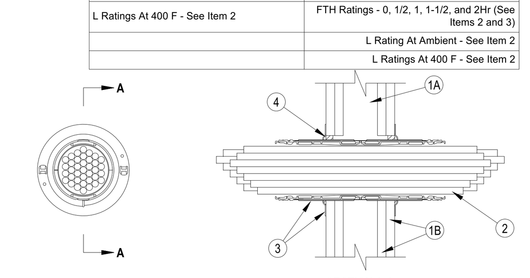
MULTIPLE PIPES, CONDUIT AT GYP WALL 1-2 HR

System No. W-L-3334

WL 3334

Classified by Underwriters Laboratories, Inc. to UL 1479

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings - 1, 2, 3 and 4 Hr (See Item 1)	F Ratings - 1, 2, 3 and 4 Hr (See Item 1)
T Ratings - 0, 1/2, 1, 1-1/2, 2 Hr (See Items 2 and 3)	FT Ratings - 0, 1/2, 1-1/2, and 2 Hr (See Items 2 and 3)
L Rating At Ambient - See Item 2	FH Ratings - 1, 2, 3 and 4 Hr (See Item 1)
L Ratings At 400 F - See Item 2	FTH Ratings - 0, 1/2, 1, 1-1/2, and 2Hr (See Items 2 and 3)
	L Rating At Ambient - See Item 2
	L Ratings At 400 F - See Item 2



1. Wall Assembly — The 1, 2, 3 or 4 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described within the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC for 1 and 2 hr wall assemblies. Steel Studs to be 3-5/8 in. (92 mm) for 3 and 4 hr wall assemblies. Steel studs to be min 3-1/2 in. (89 mm) wide when 3/4 in. (19 mm) thick gypsum board is used (see Item 1B).
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Alternately, for 1 and 2 hr rated walls only, min one layer of nom 3/4 in. (19 mm) thick gypsum board on each side of wall as specified in the individual Wall and Partition Design may be used. Opening in gypsum board to be max 2-1/2 in. (64 mm) diam for 2" device and max 4-1/2 in. (114 mm) diam for 4" device.

   The hourly F and FH Ratings of the firestop system are dependent upon the hourly rating of the wall in which it is installed.
2. Cables — Within the loading area for each firestop device, the cables may represent a 0 to 100 percent visual fill. Cables to be tightly bundled within the device and rigidly supported on both sides of wall assembly. Any combination of the following types of cables may be used:
   A. Max 100 pair No. 24 AWG (or smaller) copper conductor telecommunication cable with polyvinyl chloride (PVC) jacketing and insulation.
   B. Max 7/C No. 12 AWG copper conductor control cable with PVC or XLPE jacket and insulation.
   C. Max 4/0 AWG Type RHH ground cable.
   D. Max 4 pr No. 22 AWG Cat 5 or Cat 6 computer cables.
   E. Max RG 6/U coaxial cable with fluorinated ethylene insulation and jacketing.
   F. Fiber optic cable with polyvinyl chloride (PVC) or polyethylene (PE) jacket and insulation having a max diam of 1/2 in. (13 mm).

MULTIPLE CABLES AT GYP WALL 1-2 HR

Page: 1 of 2

System No. W-L-3334

WL 3334

   G. Max 20/C No. 22 AWG shielded printer cable with PVC jacket.
   H. Through-Penetrating Product* - Two copper conductors No. 18 AWG (or smaller) Power or Non Power Limited Fire Alarm Cable with or without a jacket under a metal armor.
   AFC CABLE SYSTEMS INC
   I. Max. 1/4 in. (6 mm) diameter S-Video Cable consisting of 2 max 24 AWG 75 ohm coax or twisted pair cable with PE insulation and PVC jacket .
   J. Max 3/C No 12 AWG MC Cable.
   K. Through Penetrating Product* — Any cables, Armored Cable+ or Metal Clad Cable+ currently Classified under the Through Penetrating Product category. See Through Penetrating Product (XHLY) category in the Fire Resistance Directory for names of manufacturers.
   When the hourly rating of the wall assembly is 1 hr, the T, FT and FTH Ratings are 0 hr. When the hourly rating of the wall assembly is 2 hr, the T, FT and FTH Ratings are 1 hr except that, when Item 2J or 2K is used, the T, FT and FTH Ratings are 1/2 hr . When the hourly rating of the wall assembly is 3 or 4 hr, the T, FT and FTH Ratings are 1-1/2 and 2 hr, respectively.
   L Ratings apply only when device flanges are used. L Ratings vary depending on whether the gasketing material (see Item 3) or the sealant (Item 4) is used. See Table below for L Ratings.

Max Cable Fill	Cable Type	L Rating, CFM/Sq Ft				L Rating, CFM			
		Ambient		400°F		Ambient		400°F	
		Sealant	Gasket	Sealant	Gasket	Sealant	Gasket	Sealant	Gasket
0%	—	Less than 1	1.0	Less than 1	2.7	Less than 1	Less than 1	Less than 1	Less than 1
100%	Item 2D only	4.9	4.9	1.3	3.5	Less than 1	Less than 1	Less than 1	Less than 1
100%	Any cables (Item 2) in any combination	9.2	9.2	9.6	11.8	1.2	1.2	1.3	1.6

3. Firestop Device* — Firestop device consists of a corrugated steel tube with an inner plastic housing, intumescent material rings, twisted inner fabric smoke seal, flanges and gasketing material (not shown). Firestop device to be installed in accordance with the accompanying installation instructions. As an option, the inner fabric seal may remain open except that, to attain the L Rating, the inner fabric seal shall be twisted to completely close off the opening within device. Device slid into wall such that ends project an equal distance from the approximate centerline of the wall assembly. The annular space between the device and the periphery of the opening shall be min 0 in. (point contact). Device provided with flanges that are spun clockwise onto device threads, over gasketing material butting tightly to both sides of wall. As an alternate to gasket material, sealant (Item 4) may be used. Device flanges are optional, except that when ¾ in. (19 mm) gypsum board (see Item 1B) is used, device flanges shall be used and for 3 and 4 hr fire rating, device flanges shall be used. When the device flanges are not used, the T, FT and FTH Ratings for the firestop system are 0 hr.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 653 and CP 653 BA 2" Speed Sleeve, CP 653 and CP 653 BA 4" Speed Sleeve
4. Fill, Void or Cavity Material* - Sealant — As an alternate to gasket material (see Item 3), min 1/2 in. (13 mm) thickness of fill material applied within the annulus between firestop device and wall, flush with both surfaces of wall, and an additional 1/4 in. (6 mm) bead applied around periphery of device. When device flanges are used, gypsum drywall compound may be used in place of the fill material. Sealant is required when device flanges are not used (see Item 3).
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE, FS-ONE MAX Intumescent Sealant, or CP 606 Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

+Bearing the UL Listing Mark

MULTIPLE CABLES AT GYP WALL 1-2 HR

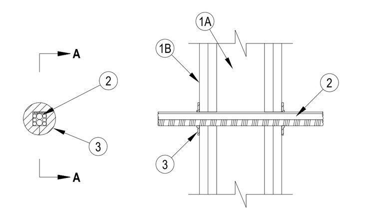
Page: 2 of 2

System No. W-L-3414

WL 3414

Classified by Underwriters Laboratories, Inc. to UL 1479

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0, ½, 1 and 2 Hr (See Item 2)	FT Ratings — 0, ½, 1 and 2 Hr (See Item 2)
L Rating at Ambient — Less than 1 CFM/Opening	FH Ratings — 1 and 2 Hr (See Item 1)
L Rating at 400 F — Less than 1 CFM/Opening	FTH Ratings — 0, ½, 1 and 2 Hr (See Item 2)
	L Rating at Ambient — Less than 1 CFM/Opening
	L Rating at 400 F — Less than 1 CFM/Opening



MULTIPLE CABLES AT GYP WALL 1-2 HR

Page: 1 of 2

System No. W-L-3414

WL 3414

1. Wall Assembly — The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 mm) by 4 in. (102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (1219 cm) wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design. Opening may be round, rectangular or irregular with a max diam or dimension of 1 in. (25 mm).

   The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. Cables — Single or tight bundle of cables to be installed within the opening. Aggregate cross-sectional area of cables in opening to have a visual fill of min 0% to max 100%. The annular space between the cable bundle and the periphery of the opening to be min 0 in. (point contact). Cables to be rigidly supported on both sides of the wall assembly. Any combination of the following types and sizes of cables may be used:
   A. Max 3/C No. 8 AWG NM copper conductor cable (Romex) with PVC insulation and jacket.
   B. Max 7/C-No. 12 AWG copper conductor control cable with PVC or XLPE insulation and jacket.
   C. Max 100 pair No. 24 AWG (or smaller) copper conductor telecommunication cable with PVC or plenum rated insulation and jacketing.
   D. Max 4 pr No. 22 AWG (or smaller) Cat 5 or Cat 6 computer cables with PVC or plenum rated insulation and jacketing.
   E. Type RG/U coaxial cable with fluorinated ethylene or PVC insulation and jacketing having a max outside diameter of ½ in. (13 mm).
   F. Max 24 fiber optic cable with polyvinyl chloride (PVC) or polyethylene (PE) jacket and insulation.
   G. Through Penetrating Product* — Max two copper conductor No. 18 AWG (or smaller) Power or Non-Power Limited Fire Alarm Cable with or without a jacket under a metal armor.
   AFC CABLE SYSTEMS INC
   H. Maximum 3/C No. 10 AWG copper conductor metal-clad cable.

   The hourly T, FT and FTH Ratings of the firestop system are dependent on cable type and hourly wall rating as specified in Table below.

Cable Type	Hourly Wall Rating	Hourly T, FT and FTH Rating
None (Blank Opening)	1 and 2	1 and 2
A	1 and 2	1 and 2
B	1	0
	2	1/2
C	1	0
	2	1/2
D	1 and 2	1 and 2
E	1 and 2	1 and 2
F	1 and 2	1 and 2
G	1 and 2	1 and 2
H	1 and 2	1 and 2

3. Fill, Void or Cavity Material* — Nom 60 mm diam by 3 mm thick putty disc with one seam at radius. Paper-backer of disc to be removed and disc firmly pressed around the cable/cable bundle lapping nom 5 mm onto cables to completely cover opening and firmly pressed to lap onto the wall around periphery of opening. Disc seam to be firmly pressed and sealed tight, Disc to be installed at both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-D 1" Firestop Cable Disc

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

MULTIPLE CABLES AT GYP WALL 1-2 HR

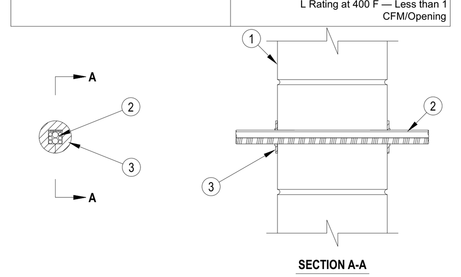
Page: 2 of 2

System No. W-J-3215

WJ 3215

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 2 Hr	F Rating — 2 Hr
T Ratings — ½ and 2 Hr (See Item 2)	FT Ratings — ½ and 2 Hr (See Item 2)
L Rating at Ambient — Less than 1 CFM/Opening	FH Rating — 2 Hr
L Rating at 400 F — Less than 1 CFM/Opening	FTH Ratings — ½ and 2 Hr (See Item 2)
	L Rating at Ambient — Less than 1 CFM/Opening
	L Rating at 400 F — Less than 1 CFM/Opening



MULTIPLE CABLES AT MASONRY 1-2 HR

Page: 1 of 2

System No. W-J-3215

WJ 3215

1. Wall Assembly — Min 6 in. (152 mm) thick lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Opening may be round, rectangular or irregular with a max diam or dimension of 1 in. (25 mm).
   See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Cables — Single or tight bundle of cables to be installed within the opening. Aggregate cross-sectional area of cables in opening to have a visual fill of min 0% to max 100%. The annular space between the cable bundle and the periphery of the opening to be min 0 in. (point contact). Cables to be rigidly supported on both sides of the wall assembly. Any combination of the following types and sizes of cables may be used:
   A. Max 3/C No. 8 AWG NM copper conductor cable (Romex) with PVC insulation and jacket.
   B. Max 7/C-No. 12 AWG copper conductor control cable with PVC or XLPE insulation and jacket.
   C. Max 100 pair No. 24 AWG (or smaller) copper conductor telecommunication cable with PVC or plenum rated insulation and jacketing.
   D. Max 4 pr No. 22 AWG (or smaller) Cat 5 or Cat 6 computer cables with PVC or plenum rated insulation and jacketing.
   E. Type RG/U coaxial cable with fluorinated ethylene or PVC insulation and jacketing having a max outside diameter of ½ in. (13 mm).
   F. Max 24 fiber optic cable with polyvinyl chloride (PVC) or polyethylene (PE) jacket and insulation.
   G. Through Penetrating Product* — Max two copper conductor No. 18 AWG (or smaller) Power or Non-Power Limited Fire Alarm Cable with or without a jacket under a metal armor.
   AFC CABLE SYSTEMS INC
   H. Maximum 3/C No. 10 AWG metal-clad cable.

   The hourly T, FT and FTH Ratings of the firestop system are 2 hr except that for cable type 2B and 2C, the ratings are ½ hr. For blank openings with no penetrant, the F, FT, FH and FTH Ratings are 2 hr.
3. Fill, Void or Cavity Material* — Nom 60 mm diam by 3 mm thick putty disc with one seam at radius. Paper-backer of disc to be removed and disc firmly pressed around the cable/cable bundle lapping nom 5 mm onto cables to completely cover opening and firmly pressed to lap onto the wall around periphery of opening. Disc seam to be firmly pressed and sealed tight, Disc to be installed at both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-D 1" Firestop Cable Disc

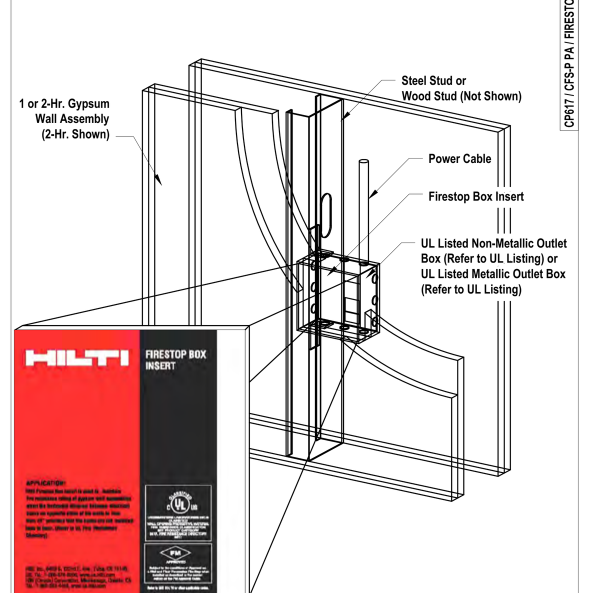
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

MULTIPLE CABLES AT MASONRY 1-2 HR

Page: 2 of 2

Wall Opening Protective Materials (CLIV, CLIV7)

CP617 / CFS-P PA / FIRESTOP BOX INSERT



WALL OPENING PROTECTION AT GYP BD. ASSEMBLY

Page: 1 of 4

Wall Opening Protective Materials (CLIV, CLIV7)

CP617 / CFS-P PA / FIRESTOP BOX INSERT

CP 617 or CFS-P PA Firestop Putty Pads, for use with flush device UL Listed Metallic Outlet Boxes installed with steel mud rings or UL Listed Nonmetallic Outlet Boxes in framed wall assemblies as specified below. When protective material is used on outlet boxes on both sides of the wall as directed, the horizontal separation between outlet boxes on opposite sides of the wall may be less than 24 in. provided that the boxes are not installed back-to-back (unless otherwise indicated). Installation shall comply with the National Electrical Code (NFPA 70). Min 1/8 in. thick (CP 617) or min 0.2 in. (CFS-P PA) thick moldable putty pads are to be installed to completely cover the exterior surfaces of the outlet box (except for the side of the outlet box against the stud) and conduit fittings/connectors and to completely seal against the stud and gypsum board in the wall cavity unless otherwise noted below. When CFS-P PA is used, the putty pads may be installed with the release liner intact on the outside of the pad with the exception of any overlaps, in which case the liner is to be removed from the bottom layer at the overlap location. The box composition, max device dimensions, hourly rating, type of stud and type of faceplate are specified below.

CP 617 or CFS-P PA Firestop Putty Pads, for use with max 4 by 4 by max 2-1/8 in. flush device UL Listed Metallic Outlet Boxes installed with steel cover plates in 1 and 2 hr. fire rated gypsum wallboard wall assemblies framed with min 3-1/2 in. deep wood or steel studs and constructed as specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory.

CP 617 or CFS-P PA Firestop Putty Pads, for use with max 4-11/16 by 4-11/16 by max 2-1/8 in., or max 4-3/8 by 4-7/8 by max 2-1/8 in., flush device UL Listed Metallic Outlet Boxes installed with steel cover plates for use in 1 hr fire rated V446 gypsum board/steel stud or U341 gypsum board/wood stud Wall and Partition Design No. in the Fire Resistance Directory. When U341 wall design is used, wall shall be sheathed with 5/8 in. gypsum board, and glass or mineral fiber batt insulation shall be installed in stud cavities in accordance with U341 design. Boxes may be installed back-to-back.

CP 617 or CFS-P PA Firestop Putty Pads, for use with max 4-11/16 by 4-11/16 by max 2-1/8 in. flush device UL Listed Metallic Outlet Boxes installed with steel cover plates for use in 1 and 2 hr fire rated gypsum board wall assemblies framed with min 3-1/2 in. deep wood or steel studs and constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory. Min 0.8 pcf density fiberglass batt insulation is to be installed within the wall cavity required for 1 hr fire rated gypsum board wall assemblies and optional in 2 hr fire rated gypsum wallboard assemblies.

CP 617 or CFS-P PA Firestop Putty Pads, for use with max 4 by 3-3/4 by 3 in. deep UL Listed Nonmetallic Outlet Boxes manufactured by Carlon Electrical Products, made from polyvinyl chloride, and bearing a 2 hr rating under the "Outlet Boxes and Fittings Classification for Fire Resistance" category in the Fire Resistance Directory. Putty pads and boxes for use in 1 and 2 hr fire rated gypsum wallboard assemblies, framed with min 3-1/2 in. deep wood studs and constructed as specified in the individual U300 Series Wall and Partition Designs in the Fire Resistance Directory. Outlet box secured to wood stud by means of two nailing tabs supplied with the outlet box. Putty pads shall lap min 1/2 in. onto the stud and gypsum board within the stud cavity. Outlet boxes installed with steel or plastic cover plates.

CP 617 or CFS-P PA Firestop Putty Pads, for use with max 4 by 4 by 2-7/8 in. deep UL Listed Nonmetallic Outlet Boxes manufactured by Carlon Electrical Products, made from polyvinyl chloride, and bearing a 2 hr rating under the "Outlet Boxes and Fittings Classification for Fire Resistance" category in the Fire Resistance Directory. Putty pads and boxes for use in the 1 hr fire rated V446 gypsum board/steel stud or U341 gypsum board/wood stud Wall and Partition Design in the Fire Resistance Directory. When U341 wall design is used, wall shall be sheathed with 5/8 in. gypsum board, and glass or mineral fiber batt insulation shall be installed in stud cavities in accordance with U341 design. Outlet box secured to steel stud by means of fastening tab supplied with the outlet box. Putty pads shall lap min 1/2 in. onto the stud and gypsum board within the stud cavity. Outlet boxes installed with steel or plastic cover plates. Boxes may be installed back to back.

CP 617 Firestop Putty Pads, for use with max 2-1/4 by 3-3/4 by 2-3/4 in. deep UL Listed Nonmetallic Outlet Boxes manufactured by Pass and Seymore, Inc., and bearing a 2 hr rating under the "Outlet Boxes and Fittings Classification for Fire Resistance" category in the Fire Resistance Directory. Putty pads and boxes for use in 1 and 2 hr fire rated gypsum wallboard assemblies, framed with min 3-1/2 in. deep wood studs and constructed as specified in the individual U300 Series Wall and Partition Designs in the Fire Resistance Directory. Outlet box secured to wood stud by means of two nailing tabs supplied with the outlet box.Putty pads shall lap min 1/2 in. onto the stud and gypsum board within the stud cavity. Outlet boxes installed with steel or plastic cover plates.

CP 617 or CFS-P PA Firestop Putty Pads, for use with max 4 by 3-3/4 by 3 in. deep UL Listed Nonmetallic Outlet Boxes manufactured by Allied Molded Products, Inc., made from fiber reinforced thermoplastic and bearing a 2 hr rating under the "Outlet Boxes and Fittings Classification for Fire Resistance" category in the Fire Resistance Directory. Putty pads and boxes for use in 1 hr fire rated gypsum wallboard assemblies, framed with min 3-1/2 in. deep wood studs and constructed as specified in the individual U300 Series Wall and Partition Designs in the Fire Resistance Directory. Outlet box secured to wood stud by means of two nailing tabs supplied with the outlet box. Putty pads shall lap min 1/2 in. onto the stud and gypsum board within the stud cavity. Outlet boxes installed with plastic cover plates.

CP 617 or CFS-P PA Firestop Putty Pads, for use with max 4 by 4 in. by 1-1/2 in. deep flush device UL Listed Metallic Outlet Boxes installed with steel cover plates in 1 hr. fire rated gypsum wallboard wall assemblies framed with min 3-1/2 in. deep wood or steel studs and constructed as specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory. The boxes are installed back to back with 5 in. by 4 in. UL Classified fire block, CP 657 or CFS-BL Firestop Block installed in the cavity between the two boxes.

WALL OPENING PROTECTION AT GYP BD. ASSEMBLY

Page: 2 of 4

Wall Opening Protective Materials (CLIV, CLIV7)

CP617 / CFS-P PA / FIRESTOP BOX INSERT

CP 617 or CFS-P PA Firestop Putty Pads, for use with max 4-11/16 by 4-11/16 by max 2-1/8 in. flush device UL Listed Metallic Outlet Boxes installed with steel or plastic cover plates for use in 1 and 2 hr fire rated gypsum board wall assemblies framed with min 5-1/2 in. deep steel studs and constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory. Putty pads shall lap min 1/2 in. onto the stud and gypsum board within the stud cavity. When boxes are interconnected by means of electrical metallic tube (EMT) or conduit, a ball of putty pad material shall be used to completely plug the open end of each EMT or conduit within the outlet boxes. Metallic outlet boxes may be provided with steel attachment brackets which offset box min 1/4 in. from stud. When steel attachment brackets are used, putty pad to be affixed to the back and all four sides of the box.

CFS-P PA Moldable Putty Pads, for use with max 4-11/16 by 4-11/16 in. by max 2-1/8 in. flush device UL Listed Metallic Outlet Boxes installed with steel cover plates in 2 hr fire rated gypsum board wall assemblies framed with min 3-1/2 in. deep steel studs and constructed of the materials and in the manner specified in the individual U400 and V400 Series Wall and Partition Designs in the Fire Resistance Directory. An additional 3/4 in. ball of putty pad material shall be used to plug the end of each electrical metallic tube or conduit at its connection to the box.

CFS-P PA Moldable Putty Pads, for use with max 4 by 4 by 2-1/8 in. flush device UL Listed Metallic Outlet Boxes installed with steel or plastic cover plates in 2 hr fire rated gypsum board wall assemblies framed with min 3-1/2 in. deep steel studs and constructed of the materials and in the manner specified in the individual U400 and V400 Series Wall and Partition Designs in the Fire Resistance Directory. An additional 3/4 in. ball of putty pad material shall be used to plug the end of each electrical metallic tube or conduit at its connection to the box.

CFS-P PA Moldable Putty Pads, for use with max 14-1/4 by 4-1/2 by 2-1/2 in. flush device UL Listed Metallic Outlet Boxes installed with steel cover plates in 2 hr fire rated gypsum board wall assemblies framed with min 3-1/2 in. deep steel studs and constructed of the materials and in the manner specified in the individual U400 and V400 Series Wall and Partition Designs in the Fire Resistance Directory. An additional 3/4 in. ball of putty pad material shall be used to plug the end of each electrical metallic tube or conduit at its connection to the box.

HILTI Firestop Box Insert, for use with flush device UL Listed Metallic Outlet Boxes installed with steel mud rings or UL Listed Nonmetallic Outlet Boxes in framed wall assemblies as specified below. When protective material is used on outlet boxes on both sides of the wall as directed, the horizontal separation between outlet boxes on opposite sides of the wall may be less than 24 in. provided that the boxes are not installed back-to-back (unless otherwise indicated). Installation shall comply with the National Electrical Code (NFPA 70). The box composition, max device dimensions, hourly rating, type of stud and type of faceplate are specified below.

HILTI Firestop Box Insert, for use with max 4-11/16 by 4-11/16 by 2-1/8 in. deep UL Listed Metallic Outlet Boxes without internal clamps in 1 or 2 hr fire rated gypsum wallboard wall assemblies framed with min 3-1/2 in. deep wood or steel studs and constructed of materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory. Outlet boxes in 1 hr fire rated walls may be installed with plastic or steel cover plates. Outlet boxes in 2 hr fire rated walls shall be installed with steel cover plates. One 4-3/8 by 4-3/8 in. insert adhered to the interior back wall of the outlet box in accordance with the instructions supplied with the product. Smaller sized inserts may be cut and combined to achieve the 4-3/8 x 4-3/8 in coverage.

HILTI Firestop Box Insert, for use with max 4 by 4 by 1-1/2 in. deep and 2-1/8 in. deep UL Listed Metallic Outlet Boxes without internal clamps in 1 or 2 hr fire rated gypsum wallboard wall assemblies framed with min 3 1/2 in. deep steel or wood studs and constructed of materials and in the manner specified in the individual U400, V400 or U300 Series Wall and Partition Designs in the Fire Resistance Directory, as summarized in the Table below. One 3-11/16 by 3-3/4 in. insert adhered to the interior back wall of the outlet box in accordance with the instructions supplied with the product. Smaller sized inserts may be cut and combined to achieve the 3-11/16 x 3-3/4 in coverage.

Wall Opening Protective Materials (CLIV, CLIV7)

Box Size	Type of Box and Cover Plate	Hourly Rating	Wall Type
4 x 4 x 2-1/8 in deep	Metallic w/ steel cover plates	2-hour	U300, U400 or V400 - wood or steel studs
4 x 4 x 2-1/8 in deep	Metallic w/ plastic cover plates	1-hour	U300, U400 or V400 - wood or steel studs
4 x 4 x 1-1/2 in deep	Metallic w/ plastic cover plates	1-hour	U300 - wood studs

HILTI Firestop Box Insert, for use with max 2 1/8 x 4 x 2 1/8 in. deep UL Listed Metallic Outlet Boxes without internal clamps in 2 hr fire rated gypsum wallboard wall assemblies framed with min 3 1/2 in. deep wood or steel studs and constructed of materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory. Outlet boxes may be installed with steel cover plates. One 1-7/8 x 2-13/16 insert adhered to the interior back wall of the outlet box in accordance with the instructions supplied with the product.

HILTI Firestop Box Insert, for use with max 4-1/2 x 8-1/2 in. by 1-5/8 in. deep or max 3-3/4 x 5-1/2 in. by 2-1/2 in deep UL Listed Metallic Outlet Boxes without internal clamps in 1 hr or 2 hr fire rated gypsum wallboard wall assemblies framed with min 3 1/2 in. deep steel or wood studs and constructed of materials and in the manner specified in the individual U400, V400 or U300 Series Wall and Partition Designs in the Fire Resistance Directory, as summarized in the Table below. Outlet boxes installed with steel cover plates. Box inserts evenly spaced and adhered to the interior back wall of the outlet box in accordance with the instructions supplied with the product.

Page: 3 of 4

CP617 / CFS-P PA / FIRESTOP BOX INSERT

Box Size	Inserts Used	Fire Rating	Wall Type
4-1/2 x 8-1/2 x 1-5/8 in deep	Two 3-11/16 x 3-3/4 in. inserts **	2 hour	U300, U400 or V400 - wood or steel studs
3-3/4 x 5-1/2 x 2-1/2 in deep	One 3-11/16 x 3-3/4 in. insert and one 1-7/8 x 2-13/16 in. insert	1 hour	U300, U400, or V400 - wood or steel studs

** - Min 3/4 in. deep plaster rings installed over outlet box. After installation of gypsum board, nom 1/4 in. thickness of Hilti FS-ONE Sealant or FS-ONE MAX Intumescent Sealant, bearing the UL Classification Marking for Fill, Void or Cavity Materials, applied between the base layer of wallboard and the plaster ring.

HILTI Firestop Box Insert , for use with 4-3/8 by 4-7/8 by 2-1/4 in. deep flush device UL Listed Metallic Outlet Boxes without internal clamps in 1 hr fire rated gypsum board wall assemblies framed with min 3-1/2 in. deep wood or steel studs and constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory. One 4-3/8 in. wide by 4-3/8 in. high insert adhered to the interior back wall of the outlet box in accordance with the installation instructions supplied with the product. Smaller sized inserts may be cut and combined to achieve the 4-3/8 in. by 4-3/8 in. coverage and adhered to the interior back wall of the outlet box. Outlet boxes installed with plastic or steel cover plates.

HILTI Firestop Box Insert, for use with 4-3/8 by 4-7/8 by 2-1/4 in. deep flush device UL Listed Metallic Outlet Boxes without internal clamps in 2 hr fire rated gypsum board wall assemblies framed with min 3-1/2 in. deep wood or steel studs and constructed of the materials and in the manner specified in the individual U300, U400 or V400 Series Wall and Partition Designs in the Fire Resistance Directory. One 4-3/8 in. wide by 4-3/8 in. high insert adhered to the interior back wall of the outlet box in accordance with the installation instructions supplied with the product. Smaller sized inserts may be cut and combined to achieve the 4-3/8 in. by 4-3/8 in. coverage and adhered to the interior back wall of the outlet box. Outlet boxes installed with steel cover plates.

CP 617 or CFS-P PA Firestop Putty Pads and HILTI Firestop Box Inserts, for use with maximum 4 by 4 by 1-1/2 in. (102 by 102 by 38 mm) deep flush device UL Listed Metallic Outlet Boxes installed with steel mud rings and with steel or plastic faceplates in 1 or 2 hr fire rated gypsum board wall assemblies constructed with min 3-1/2 in. (89 mm) wide wood or steel studs. When both protective materials are used with outlet boxes on both sides of the wall as directed, the boxes may be installed back-to-back provided that the backs of the boxes are minimum 1/2 in. (13 mm) apart and provided that the boxes are not interconnected. Adjoining pieces of moldable putty pads to be overlapped approx 1/2 in. (13 mm) at the seam. An insert pad shall be installed to completely cover the back inside surface of each outlet box.

WALL OPENING PROTECTION AT GYP BD. ASSEMBLY

Page: 4 of 4

City Stamp City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, charged or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650

© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave Highland Park, IL

Fire Details

Print Date:
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

SHEET

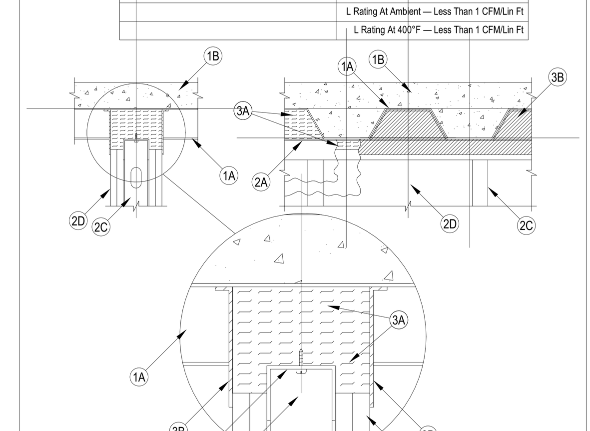
A-3.4

System No. HW-D-0042

HWD 0042

C UL US
Classified by Underwriters Laboratories, Inc. to UL 2079 and CAN/ULC-S115

ANSI/UL2079	CAN/ULC S115
Assembly Ratings — 1 and 2 Hr (See Items 2 and 3A)	F Ratings — 1 and 2 Hr (See Items 2 and 3A)
Nominal Joint Width - 1 In.	FT Ratings — 1 and 2 Hr (See Items 2 and 3A)
Class II Movement Capabilities — 50% Compression or Extension	FH Ratings — 1 and 2 Hr (See Items 2 and 3A)
L Rating At Ambient — Less Than 1 CFM/Lin Ft	FTH Ratings — 1 and 2 Hr (See Items 2 and 3A)
L Rating At 400°F — Less Than 1 CFM/Lin Ft	Nominal Joint Width - 1 In.
	Class II Movement Capabilities — 50% Compression or Extension
	L Rating At Ambient — Less Than 1 CFM/Lin Ft
	L Rating At 400°F — Less Than 1 CFM/Lin Ft



HEAD OF WALL GYP. BD. PARTITION TO METAL/CONCRETE FLOOR-1 AND 2 HR

Page: 1 of 4

System No. HW-D-0042

HWD 0042

1. Floor Assembly — The fire-rated fluted steel deck/concrete floor assembly shall be constructed of the materials and in the manner described in the individual D700 or D900 Floor-Ceiling Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Steel Floor And Form Units* — Max 3 in. (76 mm) deep galv steel fluted units.
   B. Concrete — Min 2-1/2 in. (64 mm) thick reinforced concrete, as measured from the top plane of the floor units.
   C. Spray-Applied Fire Resistive Materials* — (Optional, Not Shown)—Prior to or after the installation of the steel ceiling runners, Forming Material and Fill, Void or Cavity Material (Items 2A, 3A, 3B, respectively) the steel floor units may be sprayed with a min 5/16 in. (8 mm) to max 1-3/4 in. (45 mm) thickness of fire resistive material.
   ISOLATEK INTERNATIONAL — Type 300
   W R GRACE & CO - CONN — Types MK-6-HY or MK-10HB
   1A. Roof Assembly — (Not Shown) — As an alternate to the floor assembly, a fire rated fluted steel deck roof assembly may be used. The roof assembly shall be constructed of the materials and in the manner described in the individual P900 Series Roof-Ceiling Design in the UL Fire Resistance Directory. The hourly rating of the roof assembly shall be equal to or greater than the hourly rating of the wall assembly. The roof assembly shall include the following construction features:
   A. Steel Roof Deck — Max 3 in. (76 mm) deep galv steel fluted roof deck.
   B. Roof Insulation — Min 2-1/4 in. (57 mm) thick poured insulating concrete, as measured from the top plane of the floor units.
   1B. Roof Assembly — As an alternate to Items 1 and 1A, a fire rated protected fluted steel deck roof assembly may be used. The roof assembly shall be constructed of the materials and in the manner described in the individual P700 Series Roof-Ceiling Design in the UL Fire Resistance Directory. The hourly rating of the roof assembly shall be equal to or greater than the hourly rating of the wall assembly. The roof assembly shall include the following construction features:
   A. Steel Roof Deck — Max 3 in. (76 mm) deep galv steel fluted roof deck.
   B. Spray—Applied Fire Resistive Materials* — (Not Shown)—Prior to or after the installation of the steel ceiling runners, Forming Material and Fill, Void or Cavity Material (Items 2A, 3A, 3B), the roof assembly shall be sprayed with the type and thickness of fire resistive material indicated in the individual P700 Series design.
   ISOLATEK INTERNATIONAL — Type 300
   W R GRACE & CO - CONN — Types MK-6-HY or MK-10HB
2. Wall Assembly — The 1 or 2 hr fire rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner described in the individual U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Steel Floor And Ceiling Runners — Floor and ceiling runners of wall assembly shall consist of galv steel channels sized to accommodate steel studs (Item 2C). Flange height of ceiling runner shall be min 1/4 in. (6 mm) greater than max extended joint width. Ceiling runner installed perpendicular to direction of fluted steel deck and secured to valleys with steel masonry anchors, steel fasteners or welds spaced max 24 in. (610 mm) OC. before or after optional spray-applied fire resistive material is used. The use of welds to secure the ceiling runner may only be used prior to the installation of the optional spray-applied material.
   A1. Light Gauge Framing*-Slotted Ceiling Runner — As an alternate to the ceiling runner in Item 2A, slotted ceiling runner to consist of galv steel channel with slotted flanges sized to accommodate steel studs (Item 2C). Slotted ceiling runner installed perpendicular to direction of fluted steel deck and secured to valleys with steel fasteners or welds spaced max 24 in. (610 mm) OC before optional spray-applied fire resistive material is used. Ceiling runner installed perpendicular to direction of fluted steel deck and secured to valleys with steel masonry anchors, steel fasteners or welds spaced max 24 in. (610 mm) OC. before or after optional spray-applied fire resistive material is used. The use of welds to secure the ceiling runner may only be used prior to the installation of the optional spray-applied material.
   BRADY CONSTRUCTION INNOVATIONS INC, DBA SLIPTRACK SYSTEMS — SLP-TRK
   CALIFORNIA EXPANDED METAL PRODUCTS CO — CST
   CLARKDIETRICH BUILDING SYSTEMS — Type SLT, SLT-H
   CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — SDT250, SDT300
   MARINO/WARE, DIV OF WARE INDUSTRIES INC — Type SLT
   METAL-LITE INC — The System
   OLMAR SUPPLY INC — STT250, STT300
   R & P SUPPLY — SCT250, SCT300
   SCAFCO STEEL STUD MANUFACTURING CO
   TELLING INDUSTRIES L L C — True-Action Deflection Track

HEAD OF WALL GYP. BD. PARTITION TO METAL/CONCRETE FLOOR-1 AND 2 HR

Page: 2 of 4

System No. HW-D-0042

HWD 0042

A2. Light Gauge Framing*-Vertical Deflection Ceiling Runner — When the nom joint width is less than or equal to 3/4 in. (19 mm), vertical deflection ceiling runner may be used as an alternate to the ceiling runners in Items 2A and 2A1. Vertical deflection ceiling runner to consist of galv steel channel with slotted vertical deflection clips mechanically fastened within runner. Slotted clips provided with step bushings for permanent fastening of steel studs. Flanges sized to accommodate steel studs (Item 2C). Vertical deflection ceiling runner installed perpendicular to direction of fluted steel deck and secured to valleys with steel masonry anchors, steel fasteners or welds spaced max 24 in. (610 mm) OC. before or after optional spray-applied fire resistive material is used. The use of welds to secure the ceiling runner may only be used prior to the installation of the optional spray-applied material.
THE STEEL NETWORK INC — VertiTrack VTD250, VTD362, VTD400, VTD600 and VTD800
A3. Light Gauge Framing*- Notched Ceiling Runner — As an alternate to the ceiling runners in Items 2A through 2A3, notched ceiling runners to consist of C-shaped galv steel channel with notched return flanges sized to accommodate steel studs (Item 2C). Notched ceiling runner installed perpendicular to direction of fluted steel deck and secured to valleys with steel masonry anchors, steel fasteners or welds spaced max 24 in. (610 mm) OC. before or after optional spray-applied fire resistive material is used. The use of welds to secure the ceiling runner may only be used prior to the installation of the optional spray-applied material.
OLMAR SUPPLY INC — Type SCR
B. Steel Attachment Clips — (Optional - Not Shown) - When spray applied fireproofing is used ceiling runner may be secured to deck with Z-shaped clips formed from min 1 in. (25 mm) long strips of min 20 ga galv steel. Length of clips should not exceed the width (thickness) of the wall. Clips to be sized to extend through the thickness of the spray-applied fire-resistive material on the bottom of the steel deck with 1-1/2 or 2 in. (38 or 51 mm) long upper and lower legs. Legs of clips fastened to valleys of steel deck (prior to application of spray-applied fire-resistive materials) and top of ceiling runner with steel masonry anchors, steel fasteners or welds. Clips spaced max 24 in. (610 mm) OC.
C. Studs — Steel studs to be min 2-1/2 in. (64 mm) wide. Studs cut 1/2 to 3/4 in. (13 to 19 mm) less in length than assembly height with bottom nesting in and resting on floor runner and with top nesting in ceiling runner without attachment. When slotted ceiling runner (Item 2A1) is used, steel studs secured to slotted ceiling runner with No. 8 by 1/2 in. (13 mm) long wafer head steel screws at midheight of slot on each side of wall. When vertical deflection ceiling runner (Item 2A2) is used, steel studs secured to slotted vertical deflection clips, through the bushings, with steel screws at midheight of each slot. Stud spacing not to exceed 24 in. (610 mm) OC.
D. Gypsum Board* — Gypsum board installed to a min total thickness of 5/8 in. and 1-1/4 in. (16 and 32 mm) on each side of wall for 1 and 2 hr rated assemblies, respectively. Wall to be constructed as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory, except that a max 1 in. (25 mm) gap shall be maintained between the top of the gypsum board and the bottom of the steel deck units and the top row of screws shall be installed into the studs 1-1/2 to 2 in. (38 to 51 mm) below the bottom of the ceiling runner. The hourly rating of the joint system is dependent on the hourly rating of the wall.

HEAD OF WALL GYP. BD. PARTITION TO METAL/CONCRETE FLOOR-1 AND 2 HR

Page: 3 of 4

System No. HW-D-0042

HWD 0042

3. Joint System — Max separation between bottom of floor or roof and top of wall at time of installation of joint system is 1 in. (13 mm). The joint system is designed to accommodate a max 50 percent compression or extension from its installed width. The joint system consists of forming material and a fill material, as follows:
   A. Forming Material* — Nom 4 pcf (64 kg/m3) density mineral wool batt insulation cut with a length approx equal to the overall thickness of the wall. Multiple pieces stacked on top of each other, as needed, and then compressed 25 percent in thickness and inserted into the flutes of the steel deck above the top of the ceiling runner. The mineral wool batt insulation is to project beyond each side of the ceiling runner, flush with wall surfaces. Alternately, nom 4 pcf (64 kg/m3) forming material cut to shape of flute and nom 1 in. (25 mm) longer than thickness of wall; mineral wool compressed from ends and firmly packed into each flute to attain a min compression rate of 14.3 percent in the length (wall thickness) direction to be flush with both wall surfaces. Additional 5/8 in. and 1-1/4 in. (16 and 32 mm) wide strips for 1 and 2 hr rated assemblies, respectively, of nom 4 pcf (64 kg/m3) mineral wool batt insulation are to be cut to fill the gap between the top of the gypsum board and the bottom of the steel deck. The strips of mineral wool are compressed 50 percent and tightly packed, cut edge first, into the gap between the top of the gypsum board and bottom of the steel deck on both sides of the wall.
   IIG MINWOOL L L C — MinWool-1200 Safing
   ROCK WOOL MANUFACTURING CO — Delta- Board
   ROXUL INC — SAFE
   THERMAFIBER INC — Type SAF
   A1. Forming Material*—Plugs — (Optional, Not Shown) Preformed mineral wool plugs, formed to the shape of the fluted floor units, friction fit to completely fill the flutes above the ceiling channel. The plugs shall project beyond each side of the ceiling runner, flush with wall surfaces. Additional forming material, described in Item 3A, to be used in conjunction with the plugs to fill the gap between the top of gypsum board and bottom of steel floor units.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP777 Speed Plugs
   A2. Forming Material* - Strips — (Optional) - Nom 5/8 in. and 1-1/4 in. (16 and 32 mm) wide by 2 in. (51 mm) high precut mineral wool strips for 1 and 2 hr rated assemblies respectively. The strips are compressed 50 percent and tightly packed, cut edge first, into the gap between the top of the gypsum board and bottom of the steel floor units on both sides of the wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 767 Speed Strips
   B. Fill, Void or Cavity Material* — Min 1/16 in. (1.6 mm) dry thickness (1/8 or 3.2 mm wet thickness) of fill material sprayed or troweled on each side of the wall to completely cover mineral wool forming material and to overlap a min of 1/2 in. (13 mm) onto gypsum board and steel deck on both sides of wall. When Spray-Applied Fire Resistive Material* is applied to the Steel Floor and Form Units*, the fill material is to overlap the gypsum board a min of 1/2 in. (13 mm) and the Spray-Applied Fire Resistive Material a min of 2 in. (51 mm) on both sides of wall. When spray-applied fire resistive materials are used, the firestop joint spray shall overlap the wall a min 1/2 in. (13 mm) and overlap the spray-applied fire resistive material a min of 2 in. (51 mm) on both sides of the wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-SP WB Firestop Joint Spray

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

HEAD OF WALL GYP. BD. PARTITION TO METAL/CONCRETE FLOOR-1 AND 2 HR

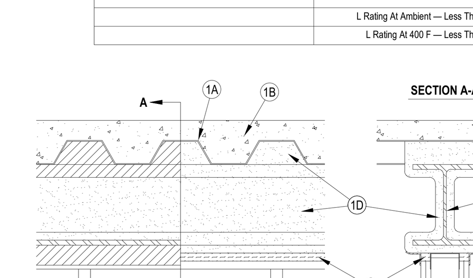
Page: 4 of 4

System No. HW-D-0259

HWD 0259

C UL US
Classified by Underwriters Laboratories, Inc. to UL 2079 and CAN/ULC-S115

ANSI/UL2079	CAN/ULC S115
Assembly Ratings — 1 and 2 Hr (See Items 1 and 2)	F Ratings — 1 and 2 Hr (See Items 1 and 2)
Nominal Joint Width - 1-1/2 In.	FT Ratings — 1 and 2 Hr (See Items 1 and 2)
Class II Movement Capabilities — 50% Compression or Extension	FH Ratings — 1 and 2 Hr (See Items 1 and 2)
L Rating At Ambient — Less Than 1 CFM/sq ft	FTH Ratings — 1 and 2 Hr (See Items 1 and 2)
L Rating At 400 F — Less Than 1 CFM/sq ft	Nominal Joint Width - 1-1/2 In.
	Class II Movement Capabilities — 50% Compression or Extension
	L Rating At Ambient — Less Than 1 CFM/sq ft
	L Rating At 400 F — Less Than 1 CFM/sq ft



HEAD OF WALL GYP. BD. PARTITION TO STEEL BEAM -1 AND 2 HR

Page: 1 of 3

System No. HW-D-0259

HWD 0259

1. Floor Assembly — The fire-rated fluted steel floor unit/concrete floor assembly shall be constructed of the materials and in the manner described in the individual Floor-Ceiling Design in the Fire Resistance Directory and shall include the following construction features:
   A. Steel Floor and Form Units* — Max 3 in. (76 mm) deep galv steel fluted floor units.
   B. Concrete — Min 2-1/2 in. (64 mm) thick reinforced concrete, as measured from the top plane of the floor units.
   C. Structural Steel Support — Steel beam, as specified in the individual D700 or D900 Series Floor-Ceiling Design, used to support steel floor units. Structural steel support centered over and parallel with wall assembly.
   D. Spray-Applied Fire Resistive Material* — Steel floor units and structural steel beam to be sprayed with the thickness of material specified in the individual D700 Series Design or the structural steel supports to be sprayed in accordance with the specifications in the individual D900 Series Design. The flutes of the steel floor units are to be filled with material across the entire top flange of the steel beam. Additional material shall be applied to the web of the steel beam on each side of the wall. For a 1 hr Assembly Rating, the total thickness of material applied to each side of the steel beam web shall be min 13/16 in. (21 mm). For a 2 hr Assembly Rating, the total thickness of material applied to each side of the steel beam web shall be min 1-3/8 in. (35 mm).
   W R GRACE & CO CONSTRUCTION PRODUCTS DIV — Types MK-6-HY or MK-10HB
   D1. Spray-Applied Fire Resistive Material* — Steel floor units and structural steel support to be sprayed with the min thickness of material specified in the individual D700 or D900 Series Design. The flutes of the steel floor units are to be filled with material across the entire top flange of the steel beam. Additional material shall be applied to the web of the steel beam on each side of the wall. For a 1 hr Assembly Rating, the total thickness of material applied to each side of the steel beam web shall be min 11/16 in. (18 mm). For a 2 hr Assembly Rating, the total thickness of material applied to each side of the steel beam web shall be min 1-1/2 in. (38 mm).
   ISOLATEK INTERNATIONAL — Type 300
2. Wall Assembly* — The 1 or 2 h fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Steel Floor and Ceiling Runners — Floor and ceiling runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2B). Flange height of ceiling runner shall be min 1/4 in. (6 mm) greater than max extended joint width. Ceiling runner centered beneath and parallel with steel beam (Item 1C). Ceiling runner secured to steel beam through spray-applied fire resistive material with steel fasteners spaced max 24 in. (610 mm) OC.
   A1. Light Gauge Framing* — Slotted Ceiling Runner As an alternate to the ceiling runner in Item 2A, slotted ceiling runner to consist of galv steel channel with slotted flanges sized to accommodate steel studs (Item 2B). Slotted ceiling runner centered beneath and parallel with steel beam (Item 1C). Slotted ceiling runner secured to steel beam with steel fasteners, steel fasteners or welds spaced max 24 in. (610 mm) OC.
   BRADY CONSTRUCTION INNOVATIONS INC, DBA SLIPTRACK SYSTEMS — SLP-TRK, SLPTRK325
   CALIFORNIA EXPANDED METAL PRODUCTS CO — CST
   CLARKDIETRICH BUILDING SYSTEMS — Type SLT, SLT-H
   MARINO/WARE, DIV OF WARE INDUSTRIES INC — Type SLT
   SCAFCO STEEL STUD MANUFACTURING CO
   TELLING INDUSTRIES L L C — True-Action Deflection Track
   THE STEEL NETWORK INC — VertiTrack VT series, 250VT, 362VT, 400VT, 600VT and 800VT
   A2. Light Gauge Framing* — Vertical Deflection Ceiling Runner As an alternate to the ceiling runners in Item 2A and 2A1, vertical deflection ceiling runner to consist of galv steel channel with slotted vertical deflection clips mechanically fastened within runner. Slotted clips, provided with step bushings, for permanent fastening of steel studs. Flanges sized to accommodate steel studs (Item 2B). Vertical deflection ceiling runner centered beneath and parallel with steel beam (Item 1C). Vertical Deflection ceiling runner secured to steel beam with steel fasteners, steel fasteners or welds spaced max 24 in. (610 mm) OC.
   THE STEEL NETWORK INC — VertiTrack VTD362, VTD400, VTD600 and VTD800.
   A3. Light Gauge Framing*- Notched Ceiling Runner — As an alternate to the ceiling runners in Items 2A through 2A2, notched ceiling runners to consist of C-shaped galv steel channel with notched return flanges sized to accommodate steel studs (Item 2B). Notched ceiling runner installed perpendicular to direction of fluted steel deck and secured to valleys with steel masonry anchors, steel fasteners or welds spaced max 24 in. (610 mm) OC.
   OLMAR SUPPLY INC — Type SCR

HEAD OF WALL GYP. BD. PARTITION TO STEEL BEAM -1 AND 2 HR

Page: 2 of 3

System No. HW-D-0259

HWD 0259

A4. Light Gauge Framing* — Slotted Ceiling Runner — As an alternate to the ceiling runner in Item 2A through 2A3, ceiling runner to consist of galv steel channel with slotted flanges sized to accommodate steel studs (Item 2B). Flange height of slotted ceiling runner shall be 3-1/4 in. (83 mm) with 2 in. (51 mm) deep slots. Slotted ceiling runner centered beneath and parallel with steel beam (Item 1C). Slotted ceiling runner secured to steel beam with steel fasteners or welds spaced max 24 in. (610 mm) OC.
SCAFCO STEEL STUD MANUFACTURING CO — Slotted Track-Type SDLT
B. Studs — Steel studs to be min 3-1/2 in. (89 mm) wide. Studs cut 3/4 in. to 1-1/4 in. (19 to 32 mm) less in length than assembly height with bottom nesting in, resting on and fastened to the floor runner and with top nesting in ceiling runner without attachment. When slotted ceiling runner (Item 2A1) is used, steel studs secured to slotted ceiling runner with No. 8 by 1/2 in. (13 mm) long wafer head steel screws at midheight of slot on each side of wall. When vertical deflection ceiling runner (Item 2A2) is used, studs secured to vertical clip through slip bushing, supplied, with No.8 by 1/2 in. (13 mm) steel screws at mid-height of slot of each slot. Stud spacing not to exceed 24 in. (610 mm) OC. When slotted ceiling runner (Item 2A4) is used, steel studs cut in lengths 3/4 to 1-3/4 in. (19 to 44 mm) less than floor to ceiling height and secured to slotted ceiling runner with No. 8 by 1/2 (13 mm) long wafer head steel screws at +/- 3/16 in. (5 mm) of the mid-height of slot on each side of wall.
C. Gypsum Board* — 5/8 in. (16 mm) thick, 4 ft (1.22 m) wide with square or tapered edges. The gypsum board type, number of layers an sheet orientation shall be as specified in the individual U400 or V400 Series Design in the Fire Resistance Directory, except that a max 1-1/2 in. (38 mm) gap shall be maintained between top edge of the gypsum board and the spray applied fire resistive material on the structural steel support. The top row of screws shall be installed into the studs 1-1/2 in. (38 mm) below the bottom of the ceiling runner.
D. Steel Attachment Clips — (Optional - Not Shown) - As an alternate to steel fasteners, ceiling runner secured to steel beam with Z-shaped clips formed from min 1 in. (25 mm) long strips of min 20 ga galv steel. Length of clips should not exceed the width (thickness) of the wall. Clips to be sized to extend through the thickness of the spray-applied fire-resistive material on the bottom flange of the steel beam with 1-1/2 or 2 in. (38 or 51 mm) long upper and lower legs. Legs of clips fastened to bottom of beam (prior to application of spray-applied fire-resistive materials) and top of ceiling runner with steel fasteners or welds. Clips spaced max 16 in. (406 mm) OC.
The hourly ratings of the joint system are dependent on the hourly rating of the wall.
3. Joint System — Max separation between bottom of spray-applied fire resistive material on beam and top of gypsum board at time of installation is 1-1/2 in. (38 mm). The joint system is designed to accommodate a max 50 percent compression or extension from its installed width. The joint system consists of a forming material and a fill material between the top of the gypsum board and the bottom of the spray-applied fire resistive material on the beam, as follows:
   A. Forming Material* — Nominal 4 pcf (64 kg/m3) mineral wool forming material cut into strips to fill the gap between top of the gypsum board and bottom of beam. Width of the strips shall be equal to the total thickness of the gypsum board. The strips of mineral wool shall be compressed 50 percent in thickness and firmly packed into the gap between the top of gypsum board and bottom of beam.
   ROCK WOOL MANUFACTURING CO — Delta Board
   ROXUL INC — SAFE
   THERMAFIBER INC — Type SAF
   A1. Forming Material* - Strips — (Optional) - Nom 5/8 in. (16 mm) and 1-1/4 in. (32 mm) wide by 2 in. (51 mm) high precut mineral wool strips for 1 and 2 hr rated assemblies respectively. The strips are compressed 50 percent and firmly packed, cut edge first, into the gap between the top of the gypsum board and bottom of the steel floor units on both sides of the wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 767 Speed Strips
   B. Fill, Void or Cavity Material* — Min 1/16 in. (1.6 mm) dry thickness (min 1/8 in. or 3.2 mm wet thickness) of fill material sprayed or troweled on each side of wall to completely cover mineral wool forming material and to overlap 1/2 in. (13 mm) onto gypsum board and 2 in. (51 mm) onto spray-applied fire resistive material on the structural steel support.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP672 Firestop Spray or CFS-SP WB Firestop Joint Spray

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

HEAD OF WALL GYP. BD. PARTITION TO STEEL BEAM -1 AND 2 HR

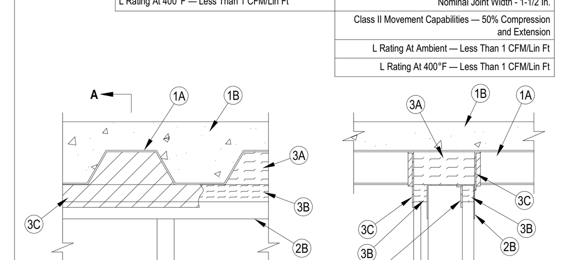
Page: 3 of 3

System No. HW-D-0569

HWD 0569

C UL US
Classified by Underwriters Laboratories, Inc. to UL 2079 and CAN/ULC-S115

ANSI/UL2079	CAN/ULC S115
Assembly Ratings — 1 and 2 Hr (See Item 2)	F Ratings — 1 and 2 Hr (See Item 2)
Nominal Joint Width - 1-1/2 In.	FT Ratings — 1 and 2 Hr (See Item 2)
Class II Movement Capabilities — 50% Compression and Extension	FH Ratings — 1 and 2 Hr (See Item 2)
L Rating At Ambient — Less Than 1 CFM/Lin Ft	FTH Ratings — 1 and 2 Hr (See Item 2)
L Rating At 400°F — Less Than 1 CFM/Lin Ft	Nominal Joint Width - 1-1/2 In.
	Class II Movement Capabilities — 50% Compression and Extension
	L Rating At Ambient — Less Than 1 CFM/Lin Ft
	L Rating At 400°F — Less Than 1 CFM/Lin Ft



1. Floor Assembly — The fire-rated fluted steel deck/concrete floor assembly shall be constructed of the materials and in the manner described in the individual D700 or D900 Series Floor-Ceiling Design in the UL Fire Resistance Directory. The floor assembly shall include the following construction features:
   A. Steel Floor and Form Units* — Max 3 in. (76 mm) deep galv steel fluted floor units.
   B. Concrete — Min 2-1/2 in. (64 mm) thick lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete, as measured from the top plane of the floor units.
   C. Spray-Applied Fire Resistive Materials* — (Optional, Not Shown) — Prior to or after installation of the steel ceiling runners (Item 2B) the steel floor units may be sprayed with a min 5/16 in. (8 mm) to max 1 3/4 in. (45 mm) thickness of fire resistive material.
   ISOLATEK INTERNATIONAL — Type 300
   W R GRACE & CO - CONN — Type MK-6-HY
   D. Steel Attachment Clips — (Optional. Not Shown) - Used to secure ceiling runner when spray-applied fire resistive material is applied to floor units prior to installation of ceiling runner of wall. Z-shaped clips formed from 1 in. (25 mm) wide strips of min 20 ga galv steel. Clips to be sized to extend through the thickness of the spray-applied fire-resistive material on the floor units with 1-1/2 in. (38 mm) long upper and lower legs. Legs of clips fastened to bottom of roof deck (prior to application of spray-applied fire-resistive materials) with steel fasteners or welds. Clips spaced max 16 in. (406 mm) OC and extend to within 1/4 to 3/4 in. (6 to 19 mm) from the surface of the wall.

HEAD OF WALL SHAFT WALL PARTITION TO METAL/CONCRETE FLOOR-1 AND 2 HR

Page: 1 of 3

HEAD OF WALL GYP. BD. PARTITION TO STEEL BEAM -1 AND 2 HR

System No. HW-D-0569

HWD 0569

1A. Roof Assembly — (Not Shown) — As an alternate to the floor assembly, a fire rated fluted steel deck roof assembly may be used. The roof assembly shall be constructed of the materials and in the manner described in the individual P900 Series Roof-Ceiling Design in the UL Fire Resistance Directory. The hourly rating of the roof assembly shall be equal to or greater than the hourly rating of the wall assembly. The roof assembly shall include the following construction features:
   A. Steel Roof Deck — Max 3 in. (76 mm) deep galv steel fluted roof deck.
   B. Roof Insulation — Min 2-1/4 in. (57 mm) thick poured insulating concrete, as measured from the top plane of the steel roof deck.
1B. Roof Assembly — As an alternate to Items 1 and 1A, a fire rated protected fluted steel deck roof assembly may be used. The roof assembly shall be constructed of the materials and in the manner described in the individual P700 Series Roof-Ceiling Design in the UL Fire Resistance Directory. The hourly rating of the roof assembly shall be equal to or greater than the hourly rating of the wall assembly. The roof assembly shall include the following construction features:
   A. Steel Roof Deck — Max 3 in. (76 mm) deep galv steel fluted roof deck.
   B. Steel Attachment Clips — (Optional. Not Shown) - Used to secure ceiling runner when spray-applied fire resistive material is applied to roof deck prior to installation of ceiling runner of wall. Z-shaped clips formed from 1 in. (25 mm) wide strips of min 20 ga galv steel. Clips to be sized to extend through the thickness of the spray-applied fire-resistive material on the roof deck with 1-1/2 in. (38 mm) long upper and lower legs. Legs of clips fastened to bottom of roof deck (prior to application of spray-applied fire-resistive materials) with steel fasteners or welds. Clips spaced max 16 in. (406 mm) OC and extend to within 1/4 to 3/4 in. (6 to 19 mm) from the surface of the wall.
   C. Spray—Applied Fire Resistive Materials* — (Not Shown)—Prior to or after the installation of the steel ceiling runners, the roof assembly shall be sprayed with the type and thickness of fire resistive material indicated in the individual P700 Series design.
   ISOLATEK INTERNATIONAL — Type 300
   W R GRACE & CO - CONN — Type MK-6/HY
2. Shaft Wall Assembly — The 1 hr or 2 hr fire rated gypsum board/steel stud shaft wall assembly shall be constructed of the materials and in the manner described in the individual U400, V400 or W400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. Floor and Wall Runners — (Not Shown) - J-shaped runner, equal in width to steel studs (Item 2C), with unequal legs of 1 in. (25 mm) and 2 in. (51 mm), fabricated from 24 MSG galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to floor with steel fasteners located not greater than 2 in. (51 mm) from ends and not greater than 24 in. (610 mm) OC.
   B. Ceiling Runner — Ceiling runner of wall assembly shall consist of galv steel channel sized to accommodate steel studs (Item 2C). Flange height of ceiling runner shall be min 1/4 in. (6 mm) greater than max extended joint width. Ceiling runner installed perpendicular to direction of fluted steel deck and secured to steel deck valleys with steel fasteners or welds spaced max 24 in. (610 mm) OC or to steel attachment clips (Item 1D) with steel fasteners spaced max 16 in. (406 mm) OC.
   B1. Light Gauge Framing* - Slotted Ceiling Runner — As an alternate to the ceiling runner in Item 2B, slotted ceiling runner to consist of galv steel channel with slotted flanges sized to accommodate steel studs (Item 2C). Flange height of slotted ceiling runner shall be min 1/4 in. (6 mm) greater than max extended joint width. Slotted ceiling runner installed perpendicular to direction of fluted steel deck and secured to steel deck valleys before or after optional spray-applied fire resistive material is used with steel masonry anchors spaced max 24 in. (610 mm) OC. The use of welds to secure the ceiling runner may only be used prior to the installation of the optional spray-applied material.
   BRADY CONSTRUCTION INNOVATIONS INC, DBA SLIPTRACK SYSTEMS — SLP-TRK, SLPTRK325
   CALIFORNIA EXPANDED METAL PRODUCTS CO — CST
   CLARKDIETRICH BUILDING SYSTEMS — Types SLT, SLT-H
   MARINO/WARE, DIV OF WARE INDUSTRIES INC — Type SLT
   METAL-LITE INC — The System
   SCAFCO STEEL STUD MANUFACTURING CO — Slotted Track
   TELLING INDUSTRIES L L C — True-Action Deflection Track
   B2. Light Gauge Framing* — Slotted Ceiling Runner — As an alternate to the ceiling runner in Item 2B, slotted ceiling runner to consist of galv steel channel, sized to accommodate steel studs (Item 2C). Flange height of slotted ceiling runner shall be 3-1/4 in. (83 mm) with 2 in. (51 mm) deep slots. Slotted ceiling runner installed perpendicular to direction of fluted steel deck and secured to steel deck valleys as described in Item B1.
   SCAFCO STEEL STUD MANUFACTURING CO — Slotted Track-Type SDLT
   C. Steel Studs — C-H-shaped studs, min 4 in. (102 mm) wide by 1-1/2 in. (38 mm) deep, fabricated from 25 MSG galv steel, cut to lengths 3/4 to 1 in. (19 to 25 mm) less than floor to ceiling height and spaced 24 in. (610 mm) OC. When slotted ceiling runner specified in Item 2B2 is used the C-H-shaped studs cut in lengths 3/4 to 1-3/4 in. (19 to 44 mm) less than floor to ceiling height.

HEAD OF WALL SHAFT WALL PARTITION TO METAL/CONCRETE FLOOR-1 AND 2 HR

Page: 2 of 3

System No. HW-D-0569

HWD 0569

D. Gypsum Board* — Nom 1 in. (25 mm) thick gypsum board liner panels. Panels cut 1-1/2 in. (38 mm) less in length than floor to ceiling height. Vertical edges inserted in H-shaped section of C-H studs. At the ends of the assembly, the free edge of the end panels are attached to the long leg of vertical J-runners (Item 2A) with 1-5/8 in. (41 mm) long Type S steel screws spaced max 12 in. (305 mm) OC.
E. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board applied vertically in one or two layers for 1 hr and 2 hr fire rated assemblies, respectively. Panels cut 1-1/2 in. (38 mm) less in length than floor to ceiling height. The screws attaching the gypsum board layers to the C-H studs shall be located 1 to 1-1/2 in. (25 to 38 mm) below the bottom of the ceiling runner or slotted ceiling track. No gypsum board attachment screws are to penetrate the ceiling runner or slotted ceiling track.
The hourly ratings of the joint system are equal to the hourly fire rating of the wall.
3. Joint System — Max separation between bottom of fluted deck surface and top of gypsum board (at the time of installation of the joint system) is 1 1/2 in. (38 mm). The joint system is designed to accommodate a max 50 percent compression or extension from its installed width. The joint system consists of the following:
   A. Forming Material* — Min 4 pcf (64 kg/m3) density mineral wool batt insulation sized to attain a min compression rate of 25 percent in the thickness direction and firmly packed to completely fill the flutes of the steel floor units or roof deck above the ceiling runner as a permanent form. The mineral wool batt insulation is to project beyond the ceiling runner to be flush with the finished wall surfaces. Alternately, nom 4 pcf (64 kg/m3) forming material cut to shape of flute and nom 1 in. (25 mm) longer than thickness of wall; mineral wool compressed from ends and firmly packed into each flute to attain a min compression rate of 14.3 percent in the length (wall thickness) direction to be flush with both wall surfaces.
   IIG MINWOOL L L C — MinWool-1200 Safing
   JOHNS MANVILLE INTERNATIONAL INC — Safing
   ROCK WOOL MANUFACTURING CO — Delta Board
   ROXUL INC — SAFE
   THERMAFIBER INC — Type SAF
   A1. Forming Material* — Plugs — As an alternate to Item 3A, preformed mineral wool plugs, formed to the shape of the fluted floor units or roof deck, friction fit to completely fill the flutes above the ceiling runner. The plugs shall project beyond the finished side of the ceiling runner, flush with wall surface.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP777 Speed Plugs
   B. Forming Material* — Min 4 pcf (64 kg/m3) density mineral wool batt insulation cut to a thickness twice larger than the distance between the top of the gypsum board and the bottom of the steel floor unit or roof deck. Material compressed 50 percent and installed within ceiling runner above top of liner panel flush with the inside surface of the panel. Material compressed and installed on finished side of the wall between the top of the gypsum board and the bottom of the steel floor units or roof deck, flush with the surface of the wall.
   IIG MINWOOL L L C — MinWool-1200 Safing
   JOHNS MANVILLE INTERNATIONAL INC — Safing
   ROCK WOOL MANUFACTURING CO — Delta Board
   ROXUL INC — SAFE
   THERMAFIBER INC — Type SAF
   B1. Forming Material* - Strips — As an alternate to Item 2B, the strips are stacked to a height twice larger than the distance between the top of the gypsum board and the bottom of the steel floor unit or roof deck. Strips compressed 50 percent and installed within ceiling runner above top of liner panel flush with the inside surface of the panel. Strips compressed and installed on finished side of the wall between the top of the gypsum board and the bottom of the steel floor units or roof deck, flush with the surface of the wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 767 Speed Strips
   C. Fill, Void or Cavity Material* — Min 1/16 in. (1.6 mm) dry thickness (1/8 in. or 3.2 mm wet thickness) of fill material sprayed or troweled within stud cavity and on both sides of the shaft wall to completely cover mineral wool forming material. Fill material to overlap a min of 1/2 in. (13 mm) onto gypsum board and ceiling runner within stud cavity. Fill material to overlap a min of 1/2 in. (13 mm) onto gypsum board and steel deck on finished side of wall. Fill material to overlap a min of 1/2 in. onto steel deck and ceiling runner on unfinished side of wall with no overlap onto gypsum liner panel. When spray-applied fire resistive material (Item 1C) is applied to the steel deck, the fill material is to overlap the spray-applied fire resistive material a min of 2 in. (51 mm) on both sides of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CFS-SP WB Firestop Joint Spray

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

HEAD OF WALL SHAFT WALL PARTITION TO METAL/CONCRETE FLOOR-1 AND 2 HR

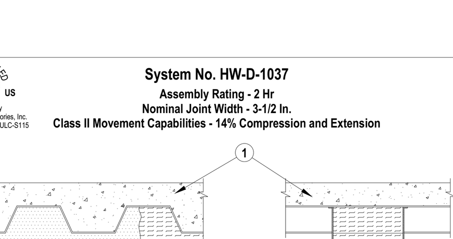
Page: 3 of 3

System No. HW-D-1037

HWD 1037

C UL US
Classified by Underwriters Laboratories, Inc. to UL 2079 and CAN/ULC-S115

Assembly Rating - 2 Hr
Nominal Joint Width - 3-1/2 In.
Class II Movement Capabilities - 14% Compression and Extension



1. Floor Assembly — The fire-rated fluted steel floor unit/concrete floor assembly shall be constructed of the materials and in the manner described in the individual Floor-Ceiling Design in the Fire Resistance Directory and shall include the following construction features:
   A. Steel Floor and Form Units* — Max 3 in. (76 mm) deep galv steel fluted floor units.
   B. Concrete — Min 2-1/2 in. (64 mm) thick reinforced concrete, as measured from the top plane of the floor units.
   C. Spray-Applied Fire Resistive Materials* — (Optional)—(Not Shown)—Prior to the installation of the forming material and fill, void or cavity material (Items 3A, 3B) the steel floor units may be sprayed with a min 5/16 in. (8 mm) to max 1-3/4 in. (44 mm) thickness of fire resistive material.
   W R GRACE & CO - CONN — Type MK-6-HY
1A. Roof Assembly (Not Shown) — As an alternate to the floor assembly, a fire rated fluted steel deck roof assembly may be used. The roof assembly shall be constructed of the materials and in the manner described in the individual P900 Series Roof-Ceiling Design in the UL Fire Resistance Directory. The hourly rating of the roof assembly shall be equal to or greater than the hourly rating of the wall assembly. The roof assembly shall include the following construction features:
   A. Steel Roof Deck — Max 3 in. (76 mm) deep galv steel fluted roof deck.
   B. Roof Insulation — Min 2-1/4 in. (57 mm) thick poured insulating concrete, as measured from the top plane of the floor units.
1B. Roof Assembly — As an alternate to Items 1 and 1A, a fire rated protected fluted steel deck roof assembly may be used. The roof assembly shall be constructed of the materials and in the manner described in the individual P700 Series Roof-Ceiling Design in the UL Fire Resistance Directory. The hourly rating of the roof assembly shall be equal to or greater than the hourly rating of the wall assembly. The roof assembly shall include the following construction features:
   A. Steel Roof Deck — Max 3 in. (76 mm) deep galv steel fluted roof deck.
   B. Spray-Applied Fire Resistive Materials* — (Not Shown) - Prior to the installation of the steel ceiling runners, Forming Material and Fill, Void or Cavity Material (Items 2A, 3A, 3B), the roof assembly shall be sprayed with the type and thickness of fire resistive material indicated in the individual P700 Series design.
2. Wall Assembly — Min 8 in. (203 mm) thick steel reinforced lightweight or normal weight (100-150 pcf) (1600 -2400 kg/m3) structural concrete. Wall may also be constructed of any UL Classified Concrete Blocks*.
   See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.

HEAD OF MASONRY PARTITION TO METAL/CONCRETE FLOOR- 2 HR

Page: 1 of 2

System No. HW-D-1037

HWD 1037

3. Joint System — Max separation between bottom of floor units and top of concrete wall at time of installation is 3-1/2 in. (89 mm). The joint system is designed to accommodate a max 14 percent compression or extension from its installed width. The joint system shall consists of the following:
   A. Forming Material* — Nom 4 in. (102 mm) thick pieces of nom 4 pcf (64 kg/m3) forming material sized to attain a min compression rate of 50 percent in the thickness direction firmly packed to completely fill the flutes. Additional pieces of batt insulation, min 8 in. (203 mm) wide, shall be compressed 50 percent in thickness and installed edge first into joint opening between bottom of fluted floor or roof units and top of concrete wall.
   THERMAFIBER INC — Type SAF
   A1. Forming Material*—Plugs — Optional-Not Shown) Performed mineral wool plugs, formed to the shape of the fluted floor units, friction fit to completely fill the flutes above the ceiling runner. The plugs shall be flush with both wall surfaces. Additional forming material, described in Item 3A, to be used in conjunction with the plugs to fill the gap between the top of the wall and the bottom of the steel floor units.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP777 Speed Plugs
   A2. Forming Material — As an alternate to Item 3A, min 6 pcf (96 kg/m3) ceramic blanket insulation installed in joint as a permanent form. Nominal 4 in (102 mm) thick pieces of nominal 6 pcf (96 kg/m3) forming material sized to attain a min compression rate of 50 percent in the thickness direction firmly packed to completely fill the flutes. Additional pieces of batt insulation, min 8 in. (203 mm) wide, shall be compressed 50 percent in thickness and installed edge first into joint opening between bottom of fluted floor or roof units and top of concrete wall.
   B. Fill, Void or Cavity Material* - Sealant — A 1/8 in. (3.2 mm) wet thickness of fill material sprayed of troweled on each side of wall to completely cover mineral wool forming material and to overlap a min 1/2 in. (13 mm) onto steel floor units and concrete wall. When spray-applied fire resistive material* is applied to the steel deck, the fill material is to overlap the wall a min ½ in. and the spray-applied fire resistive material a min of 2 in. (51 mm) on both sides of the wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP672 Firestop Spray or CFS-SP WB Firestop Joint Spray

*Bearing the UL Classification Mark

HEAD OF MASONRY PARTITION TO METAL/CONCRETE FLOOR- 2 HR

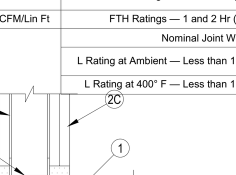
Page: 2 of 2

System No. BW-S-0001

BWS 0001

C UL US
Classified by Underwriters Laboratories, Inc. to UL 2079 and CAN/ULC-S115

ANSI/UL2079	CAN/ULC S115
Assembly Ratings — 1 and 2 Hr (See Item 2)	F Ratings — 1 and 2 Hr (See Item 2)
Nominal Joint Width - 3/4 In.	FT Ratings — 1 and 2 Hr (See Item 2)
L Rating at Ambient — Less than 1 CFM/Lin Ft	FH Ratings — 1 and 2 Hr (See Item 2)
L Rating at 400° F — Less than 1 CFM/Lin Ft	FTH Ratings — 1 and 2 Hr (See Item 2)
	Nominal Joint Width - 3/4 In.
	L Rating at Ambient — Less than 1 CFM/Lin Ft
	L Rating at 400° F — Less than 1 CFM/Lin Ft



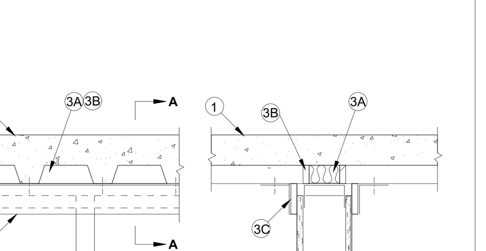
1. Floor Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) structural concrete. Floor may also be constructed of any 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units*.
   See Precast Concrete Units category in the Fire Resistance Directory for names of manufactures.
2. Wall Assembly — The 1 or 2 h fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:
   A. Steel Floor Runner — Floor runners of wall assembly shall consist of min No. 25 gauge galv steel channels sized to accommodate steel studs (Item 2B). Floor runners to be provided with min 1-1/4 in. (32 mm) flanges. Runners secured with steel fasteners spaced 12 in. (305 mm) OC.
   B. Studs — Steel studs to be min 2-1/2 in. (64 mm) wide. Studs cut 1/2 to 3/4 in. (13 to 19 mm) less in length than assembly height with bottom nesting in, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 in. (610 mm) OC.
   C. Gypsum Board* — Gypsum board installed to a min total thickness of 5/8 or 1-1/4 in. (16 or 32 mm) on each side of wall for a 1 or 2 hr rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory, except that a max 3/4 in. (19 mm) gap shall be maintained between the bottom of gypsum board and top of concrete floor. The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.
3. Fill, Void or Cavity Material* Sealant — Max separation between top of floor and bottom of gypsum board is 3/4 in. (19 mm). For 1 and 2 hr rated wall assemblies, min 5/8 in. or 1-1/4 in. (16 or 1-1/4 mm) thickness of fill material, respectively, installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with each surface of the wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S Elastomeric Firestop Sealant, CP606 Flexible Firestop Sealant, CFS-S SIL GG, FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

BOTTOM OF GYP. BD. PARTITION AT CONC. FLOOR

System No. HW-D-0001

C UL US
Classified by Underwriters Laboratories, Inc. to UL 2079 and CAN/ULC-S115



1 FLOOR OR ROOF ASSEMBLY: MAXIMUM 3" DEEP FLUTED DECK WITH MINIMUM 2-1/2" CONCRETE FLOOR OR MAXIMUM 1-1/2" DEEP FLUTED ROOF DECK PER UL DESIGN
2 GYSPUM WALLBOARD/STUD WALL ASSEMBLY
3 JOINT TREATMENT SYSTEM
   A. FORMING MATERIAL:
      MINIMUM 1-1/2" OF MINERAL WOOL INSULATION* (MINIMUM 4.0 PCF) FIRMLY PACKED INTO THE FLUTES OF THE STEEL DECK AS A PERMANENT FORM.
   B FILL MATERIAL: TYPE FC OR RFC
      MINIMUM 1/2" THICKNESS OF COMPOUND IS APPLIED WITHIN THE RECESS OF EACH FLOOR UNIT FLUTE.
   C RESTRAINING ANGLES:
      MINIMUM 2-1/2" BY 2-1/2" ANGLE FORMED FROM MINIMUM 25-GA. STEEL , WITH ONE LEG LINED WITH A 2-1/2" WIDE PIECE OF THE SAME GYPSUM WALLBOARD USED FOR THE WALL.
* BEARING THE UL CLASSIFICATION MARKING.

HEAD OF WALL GYP. BD. PARTITION TO METAL/CONCRETE FLOOR-1

Page: 1 of 1

City Stamp City of Highland Park

COPYRIGHT: Kipnis Architecture + Planning expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Kipnis Architecture + Planning.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650
© 2024 Kipnis Architecture + Planning

Architect's Stamp

Consultant

Consultant

Multi-Family Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

Fire Details

Print Date:
Nov. 14, 2025

Date	No.	Revision/Issue
11/14/25	1	90% Review Set

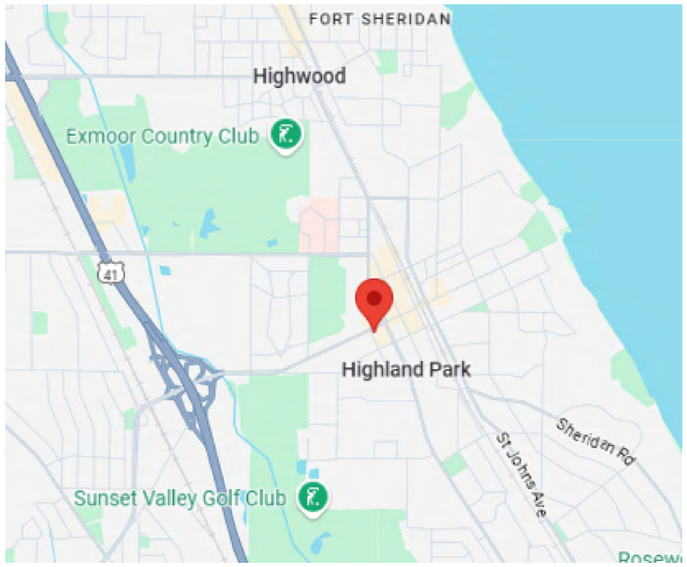
SHEET
A-3.5

BENCHMARK INFO

SITE BENCHMARK IS CUT CROSS IN SIDEWALK NORTHWEST OF NORTHWEST CORNER OF PROPERTY, ELEV. 689.202, TRANSFERRED FROM NGS BM NGO 156, ELEV. 685.85 NAVD 88.

NEW 6-STORY CONDO BUILDING
734 CENTRAL AVE., HIGHLAND PARK, IL

SITE LOCATION MAP



DRAWING INDEX:

1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TOPOGRAPHY, DEMOLITION, EROSION & SEDIMENTATION CONTROL PLAN
3. PROPOSED GRADING & PLAN
4. PROPOSED UTILITY PLAN
5. SITE PLAN
6. CONSTRUCTION NOTES & DETAILS (N.I.C.)
7. STANDARD DETAILS (N.I.C.)

PROJECT NARRATIVE

GENERAL: EXISTING BUILDING AND PROPERTY TO BE REDEVELOPED INTO A NEW 6-STORY CONDO BUILDING

AREA SUMMARY:
SITE AREA: 0.227 ACRES

SPECIAL PROTECTION AREAS: NO FLOODPLAIN WITHIN 100' OF SITE. THERE ARE NO WETLANDS WITHIN 100' OF SITE.

UPSTREAM TRIBUTARY: THERE IS NO UPSTREAM TRIBUTARY AREA OF FOR THE SITE.

COMBINED/SEPARATE SEWER AREA INFO: PROPOSED PROJECT IS LOCATED IN A SEPARATE SEWER AREA.

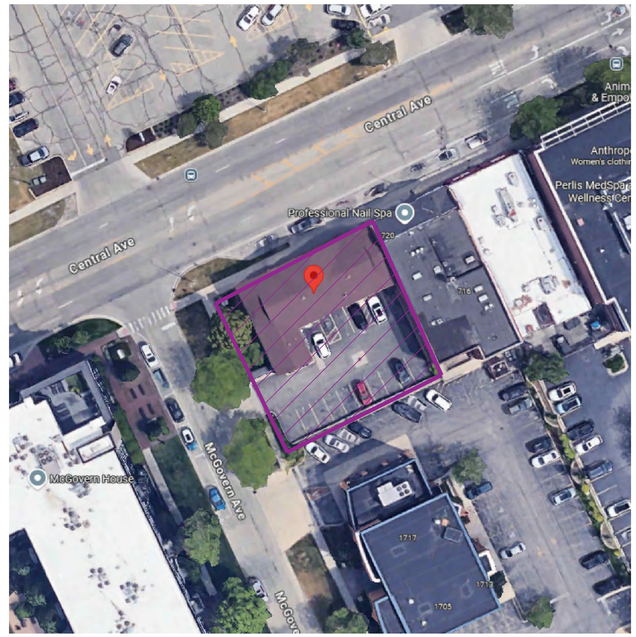
DETENTION/VOLUME CONTROL FACILITY: NO STORMWATER DETENTION OR INFILTRATION IS REQUIRED FOR THIS DEVELOPMENT.

SANITARY SEWERS: NEW SANITARY SERVICE FOR BUILDING

SOILS/INFILTRATION RATE: N/A

GROUNDWATER ELEVATION: N/A

AERIAL MAP



NOTE

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

Bono Consulting, Inc. is not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor and any other person or entity performing work or services. Neither the owner nor engineer assumes any responsibility for the job site safety of persons engaged in the work or the means or methods of construction.

Current Standard Specifications of the Judicial Authority shall apply to the construction on this project.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call:
J.U.L.I.E. 1 (800) 892-0123

LEGEND:

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER LINE		
WATER LINE	W	W
STORM SEWER LINE		
STORM MANHOLE		
SANITARY MANHOLE		
COMBINED SEWER		
COMBINED MANHOLE		
CATCH BASIN		
INLET		
WATER VALVE VAULT		W
WATER VALVE		V
GRADE	x.xx.xx	xxx.xx
DRAINAGE DIVIDE		
CURB & GUTTER		
CLEANOUT		CO
DOWNSPOUT (ROOF DRAINS)	DS	DS
WATER B. BOX		BB
TREE PROTECTION FENCE		
CONSTRUCTION FENCE		CF
INLET FILTER BASKET		
TRAFFIC DIRECTION PAVEMENT MARKING		
FIRE HYDRANT		
RETAINING WALL W/RAILING		
TOP OF CURB BOTTOM OF CURB		T/C XXX.XX B/C XXX.XX
TOP OF CURB BOTTOM OF GUTTER		T/C XXX.XX B/G XXX.XX
WALK BOTTOM OF WALK		W XXX.XX B/W XXX.XX
DESPRESSED CURB BOTTOM OF GUTTER		D/C XXX.XX B/G XXX.XX
MOUNTABLE CURB		M/C XXX.XX B/C XXX.XX

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HERBURN, P.E.	1	ISSUED FOR PERMIT	10-31-25
ENGINEER:				
ENGINEER:				
TECHNICIAN:				

BCI
BONO CONSULTING
CIVIL ENGINEERS
A Sevee & Maher Engineers company
1018 BUISSE HIGHWAY
PARK RIDGE, IL 60068
847-692-6555
bono@bonoconsulting.com

4234 MERIDIAN PKWY, STE 116
AURORA, IL 60504
630-820-6555
rwalker@bonoconsulting.com
DESIGN FIRM NO. 184.010697-0002

SME
SEVEE & MAHER
ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone: 207.829.5016 • Fax: 207.829.5692 • sme-engineers.com

TITLE SHEET, LEGEND, SITE LOCATION MAP, & AERIAL MAP
NEW CONDO BUILDING
734 CENTRAL AVE., HIGHLAND PARK, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.:	241633
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	FEB. 21, 2025
SCALE:	NTS

SHEET NUMBER
1

SITE BENCHMARK IS CUT CROSS IN SIDEWALK NORTHWEST OF NORTHWEST CORNER OF PROPERTY, ELEV. 689.202, TRANSFERRED FROM NGS BM NGO 156, ELEV. 685.85 NAVD 88.

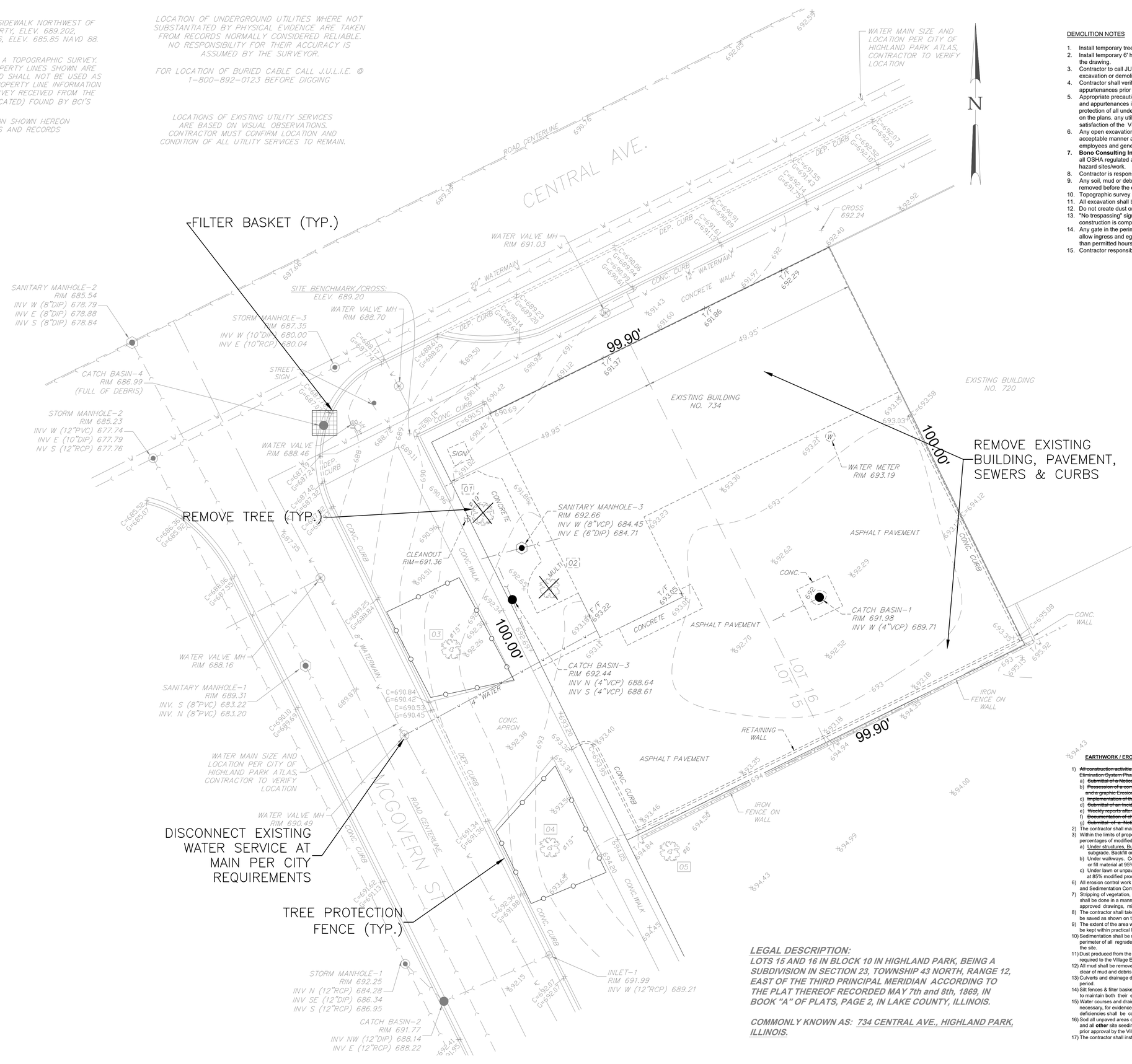
NOTE :
EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BCI'S SURVEY CREW.

PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING SANITARY
- COMBINATION SEWER
- PROPOSED SANITARY SEWER
- PROPOSED COMBINATION SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED PERFORATED PIPE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING TREE
- REMOVE TREE
- TEMPORARY TREE FENCE
- TEMPORARY SILT / CONSTRUCTION FENCE
- SUMP PUMP [PROPOSED/EXISTING]
- EJECTOR PUMP [PROPOSED/EXISTING]
- DOWNSPOUT (IN-GROUND) [PROPOSED]
- SWALE [PROPOSED]
- OUTLET / POP-UP EMITTER
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- CLEANOUT
- R BOX
- WOOD UTILITY POLE
- LIGHT POLE
- FLARED END SECTION (F.E.S.)
- INLET / DRAIN
- WATER VALVE VAULT / WATER METER
- SIGN
- MANHOLE (UNCLASSIFIED)
- FIRE HYDRANT
- TREE TAG NO.
- STOP LIGHT
- GAS VALVE
- ROOT PRUNE
- AUGERING
- PATCHING
- T/S 000.00 TOP OF GARAGE SLAB
- T/F 000.00 TOP OF FOUNDATION
- F/F 000.00 FINISH FLOOR
- T/W 000.00 TOP OF WALL
- T/WW 000.00 TOP OF WINDOW WELL
- C=000.00 G=000.00 CURB AND GUTTER ELEVATIONS

DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work.
2. Install temporary 6' high chain link fence around the proposed work area as shown on the drawing.
3. Contractor to call JULIE at 1-800-892-0123. minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans. any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. **Bono Consulting Inc is not liable for any construction site safety**. Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by Bono Consulting Inc.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be looked at all times, other than permitted hours of construction.
15. Contractor responsible for locating & protecting light pole electric supply.

REVISIONS		DATE
ISSUED FOR PERMIT	1	10-31-25

PROJECT STAFF
PROJECT MANAGER: W. HEPBURN, P.E.
ENGINEER:
ENGINEER:
TECHNICIAN:

BCI
BONO CONSULTING CIVIL ENGINEERS
A Sevee & Maher Engineers company
1018 BUSSE HIGHWAY 4234 MERIDIAN PKWY, STE 116
PARK RIDGE, IL 60068 AURORA, IL 60504
847-692-6555 331-462-3550
bono@bonoconsulting.com nwilkie@bonoconsulting.com
DESIGN FIRM NO. 184.010697-0002

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

EXISTING TOPOGRAPHY, DEMOLITION, EROSION AND SEDIMENTATION CONTROL PLAN

NEW CONDO BUILDING

734 CENTRAL AVE., HIGHLAND PARK, IL

LEGAL DESCRIPTION:
LOTS 15 AND 16 IN BLOCK 10 IN HIGHLAND PARK, BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 7th and 8th, 1869, IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 734 CENTRAL AVE., HIGHLAND PARK, ILLINOIS.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

1) ~~All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:~~
   a) ~~Submittal of a Notice of Intent (NOI) to IEPA.~~
   b) ~~Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.~~
   c) ~~Implementation of the SWPPP.~~
   d) ~~Submittal of an Incidence of Noncompliance (ION) if an event occurs.~~
   e) ~~Weekly reports after ½" rainfall or 5" snowfall.~~
   f) ~~Documentation of changes to ESC plan.~~
   g) ~~Submittal of a Notice of Termination (NOT) when final stabilization is achieved.~~
2) The contractor shall maintain existing positive drainage from off-site at all times during construction.
3) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
   a) Under structures, Building slabs, steps and pavements, Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
   b) Under walkways. Compact six (6") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
   c) Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
4) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control."
5) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
6) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
7) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
8) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the site.
9) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
10) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
11) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
12) Silt fences & filter baskets shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity.
13) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
14) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Any and all **other** site seeding **may** be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer.
15) The contractor shall install all erosion control items prior to commencement of any work.

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.:	241633
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	FEB. 21, 2025
SCALE:	1"=10'-0

SHEET NUMBER
2

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HERBURN, P.E.	1	ISSUED FOR PERMIT	10-31-25
ENGINEER:				
ENGINEER:				
TECHNICIAN:				

BCI
BONO CONSULTING
CIVIL ENGINEERS
A Sevee & Maher Engineers company
1018 BUSSE HIGHWAY 4234 MERIDIAN PKWY, STE 116
PARK RIDGE, IL 60068 AURORA, IL 60504
847.692.6555 847.692.6555
bbono@bonoconsulting.com nwalker@bonoconsulting.com
DESIGN FIRM NO. 184.010697-0002

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

PROPOSED GRADING & DRAINAGE PLAN

NEW CONDO BUILDING

734 CENTRAL AVE., HIGHLAND PARK, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.:	241633
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	FEB. 21, 2025
SCALE:	1"=10'-0

SHEET NUMBER

3

734 Central, Highland Park

Date: 11.3.25

	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Property Area	9,900	0.227		
Building	3,491	0.080	8,719	0.200
Pavement/Walks	5,954	0.137	450	0.010
Impervious Area	9,445	0.217	9,169	0.210
Pervious Area	28,337	0.651	731	0.017
Increase in Impervious Area	-0.006	**Ac.**		

UTILITY CROSSING SCHEDULE

X-01
B/STORM 688.00
T/WATER 686.00 *V.I.F.* [ASSUMED 5.5' DEEP]
MAINTAIN 18" SEPARATION 10' BOTH SIDES OF CROSSING
WMQ CASING PIPE 10' BOTH SIDES OF CROSSING

X-02
B/STORM (6") 687.73
T/SANITARY (8") 685.97 *V.I.F.*
INV. SANITARY (8") 685.30 *V.I.F.*

X-03
B/SANITARY 686.10
T/WATER 684.50 *V.I.F.* [ASSUMED 5.5' DEEP]
MAINTAIN 18" SEPARATION 10' BOTH SIDES OF CROSSING
WMQ CASING PIPE 10' BOTH SIDES OF CROSSING

X-04
B/STORM (6") 688.96
T/SANITARY (6") 687.35

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	W. HERBURN, P.E.	1	ISSUED FOR PERMIT	10-31-25
ENGINEER:				
ENGINEER:				
TECHNICIAN:				

BCI
BONO CONSULTING CIVIL ENGINEERS
A Sevee & Maher Engineers company
4234 MERIDIAN PKWY, STE 116
AURORA, IL 60504
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-692-6555
bono@bonoconsulting.com
nwilkie@bonoconsulting.com
DESIGN FIRM NO. 184.010697-0002

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

PROPOSED UTILITY PLAN

NEW CONDO BUILDING
734 CENTRAL AVE., HIGHLAND PARK, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.:	241633
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	FEB. 21, 2025
SCALE:	1"=10'-0

SHEET NUMBER
4

SITE PLAN NOTES:

A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
B. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.
C. ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 9' UNLESS OTHERWISE NOTED.
D. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
E. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
F. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
G. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY **BCI**. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
H. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
I. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND ABANDONED ELSEWHERE AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
K. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS.
L. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
M. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.
N. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE AND ELECTRIC CONDUITS LOCATIONS WITH ARCHITECTURAL PLANS.
O. TOTAL LAND AREA IS 0.227+/- ACRES. DISTURBED AREA IS 0.227+/-.
P. NO WETLANDS WERE PRESENT ON THIS SITE.
Q. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
R. MONUMENT AND/OR PYLON SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.
S. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
T. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.
U. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
V. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE
W. ALL SIDEWALK CROSS-SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
X. MAXIMUM SLOPE IN ANY ACCESSIBLE PARKING SPACE SHALL NOT EXCEED 2% IN ANY DIRECTION.

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT (NOT USED)
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE CA-6, TYPE B

CONCRETE APRON/PAVEMENT
8" CONCRETE PAVEMENT (W/6X6 W/1.4 WWF)*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

CONCRETE PADS - TRASH CORAL & UTIITY PADS (NOT USED)
8" CONCRETE PAVEMENT W/6X6 W/1.4 WWF*
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

SIDEWALKS
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

DETECTABLE WARNING AND DEPRESSED CURB (NOT USED)
REPLACEABLE RED POLYMER COMPOSITE PLATES

*REFER TO CONCRETE JOINT DETAILS (IF ANY).

REVISIONS		DATE
ISSUED FOR PERMIT	1	10-31-25

PROJECT STAFF
PROJECT MANAGER: W. HERBURN, P.E.
ENGINEER:
ENGINEER:
TECHNICIAN:

BCI
BONO CONSULTING CIVIL ENGINEERS
A Sevee & Maher Engineers company
1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847.823.0500
bbono@bonoconsulting.com
4234 MERIDIAN PKWY, STE 116
AURORA, IL 60504
630.820.0500
rwalker@bonoconsulting.com
DESIGN FIRM NO. 184.009897.0002

SME
SEVEE & MAHER ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
4 Blanchard Road, PO Box 85A, Cumberland, Maine 04021
Phone 207.829.5016 • Fax 207.829.5692 • sme-engineers.com

SITE PLAN

NEW CONDO BUILDING
734 CENTRAL AVE., HIGHLAND PARK, IL

COPYRIGHT:
THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NO.:	241633
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	FEB. 21, 2025
SCALE:	1"=10'-0

SHEET NUMBER
5

City of Highland Park
1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Memorandum

DATE: December 8, 2025

TO: Karl Burhop

FROM: Emmanuel Gomez, PE, City Engineer

BY: Alec Turkowski, Civil Engineer

SUBJECT: 734 Central Avenue - Final PUD Review

Plan Comments

1. Show details for removing the existing water service line. The existing tee must be cut at the main.
2. Site development appears to meet requirements of Watershed Development Permit.
   - Proposed site appears to hydrologically disturb more than 5,000 sqft.
   - Development will be held to erosion and sediment control standards outlined in Sec. 600 of the WDO.
3. Development storm water detention calculations will need to be signed and sealed by a Professional Engineer.

C. Rob Bannon, Director of Public Works
Joe O'Neil, Deputy Director of Public Works
Archana Mohanchandra, Community Development, Building Division Manager

CITY OF HIGHLAND PARK

RESOLUTION NO. R65-2025

A RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY INCLUSIONARY HOUSING PLAN
(734 CENTRAL AVENUE)

WHEREAS, Platinum Premier Homes ("***Applicant***") is the contract purchaser of those certain parcels of real property consisting of approximately 10,000 square feet, located in the B4-5 Commercial Service District of the City (***"B4-5 District"***), commonly known as 734 Central Avenue, Highland Park, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution ("***Property***"); and

WHEREAS, the Property is improved with a two-story structure ("***Existing Structure***"); and

WHEREAS, the Applicant desires to demolish the Existing Structure and develop a six-story multi-family residential structure on the Property, containing a total of 11 residential units ("***Proposed Development***"); and

WHEREAS, pursuant to Section 150.505(B)(6) of the "City of Highland Park Zoning Ordinance of 1997," as amended ("***Zoning Code***"), the Applicant must obtain a special use permit for a planned development in order to construct the Proposed Development because the Property is located in the B4-5 District and exceeds the maximum as-of-right height limits established in Section 150.705(A) of the Zoning Code; and

WHEREAS, Section 150.2135 of the Zoning Code requires the submission of an inclusionary housing plan for the approval by the City, detailing the manner in which the Proposed Development of the Property will comply with the requirements set forth in the Zoning Code for the provision of affordable housing units in the City ("***Inclusionary Housing Plan***"); and

WHEREAS, pursuant to Articles V, XIV, and XXI of the Zoning Code and Chapter 151 of "The Highland Park Code of 1968," as amended ("***City Code***"), the Applicant, with the consent of the owner of the Property, has filed an application with the City for approval of: (i) a preliminary planned development for the Property; (ii) certain zoning modifications within the Proposed Development; and (iii) the proposed Inclusionary Housing Plan (collectively, the "***Requested Relief***"); and

WHEREAS, a public hearing of the Plan and Design Commission of the City of Highland Park ("***PDC***") to consider approval of the Requested Relief was duly advertised on January 17, 2025 in the Lake County News-Sun, opened on February 4, 2025, continued on March 18, 2025, and concluded on April 15, 2025; and

WHEREAS, on April 15, 2025, the PDC adopted Findings of Fact, Public Hearing No. PUD-2024-00029, recommending that the City Council approve the Requested Relief; and

WHEREAS, on April 2, 2025, the City Housing Commission voted to recommend that the City Council approve the proposed final inclusionary housing plan for the Proposed Development of the Property (***"Final Inclusionary Housing Plan"***); and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City and its residents to approve the preliminary development plan and the Final Inclusionary Housing Plan for the Proposed Development of the Property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a party of, this Resolution as findings of the City Council.

SECTION TWO: APPROVAL OF PRELIMINARY DEVELOPMENT PLAN. The preliminary development plan for the proposed planned development on the Property, consisting of the following documents (collectively, the "***Preliminary Development Plan***"), is hereby approved:

A. The Site Plan, Landscaping, and Floor Plans, consisting of ten sheets and prepared by Kipnis Architecture+Planning, with a latest revision date of April 30, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit B**;

B. The Renderings, consisting of seven sheets and prepared by Kipnis Architecture+Planning, with a latest revision date of April 30, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit C**;

C. The Elevation Cross Section Plans, consisting of seven sheets and prepared by Kipnis Architecture+Planning, with a latest revision date of April 30, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit D**; and

D. The Exterior Lighting Plan, undated, consisting of 25 pages, and prepared by Hoiland Studios, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit E**.

SECTION THREE: ACKNOWLEDGMENT OF REQUEST FOR ZONING MODIFICATIONS. Pursuant to Section 150.530(I)(1)(b) of the Zoning Code, the City Council hereby acknowledges that the Applicant has requested, and that the Proposed Development of the Property contemplates, the following modifications from the Zoning Code:

A. Height Modification. A modification from Section 150.704 of the Zoning Code to increase the maximum height limit for the Proposed Development, from 51 feet and four stories to 69 feet and six stories.

B. Distance Between Buildings Modification. A modification from Section 150.520(M) of the Zoning Code to decrease the minimum horizontal distance between the Proposed Development and the adjacent existing structure to the east, from 15 feet to zero feet.

C. Landscape Modifications. A modification from Section 150.2230(A) of the Zoning Code to decrease the minimum number of required shade or ornamental trees, from five to zero.

D. Step-back Modification. A modification from Sec. 150.520(K)(1) of the Zoning Code to decrease the upper-story step-back requirement for the sixth floor of the Proposed Development, from 15 feet to 4.67 feet.

E. Visual Clearance Modification. A modification from Sec. 150.808(H)(2) of the Zoning Code to allow the building to encroach into the triangular area formed by a

straight line drawn between points on the property lines at a distance of 25 feet in each direction from the intersection of Central Avenue and McGovern Street.

F. Ground Floor Parking Coverage. A modification from Section 150.808(I)(1) of the Zoning Code to increase the maximum coverage limit of the ground floor frontage for off-street parking spaces within the Proposed Development, from 40% of the front 40 feet of the Proposed Development to 59.8%.

G. Exterior Lighting Modification. A modification from Section 150.605(A) of the Zoning Code to increase the maximum permitted foot-candles at the property line of the Property at the three pedestrian entrances of the Property, as depicted in **Exhibit E**, to up to 7.5 foot-candles at the north pedestrian entrance, to up to 7.8 foot-candles at the northwest pedestrian entrance, and to up to 2.4 foot-candles at the southwest pedestrian entrance.

At the time of consideration of a final development plan for the planned development, the City Council will consider the requested modifications in accordance with, and pursuant to, Article V of the Zoning Code.

SECTION FOUR: APPROVAL OF FINAL INCLUSIONARY HOUSING PLAN. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section Seven of this Ordinance, the Final Inclusionary Housing Plan for the Proposed Development of the Property is hereby approved in the form attached to and, by this reference, made a part of this Ordinance as **Exhibit F**.

SECTION FIVE: SUBMISSION OF FINAL DEVELOPMENT PLAN. Pursuant to and in accordance with Section 150.535(A) of the Zoning Code of the City Code, the adoption of this Resolution authorizes the Applicant to submit a final development plan for the Property to the PDC.

SECTION SIX: EFFECT OF APPROVALS. Pursuant to Section 150.530(I)(2) of the Zoning Code, the approval of the Preliminary Development Plan for the Property, as set forth in Section Two of this Resolution, is not to be deemed or interpreted as authorizing or entitling the development or the improvement of the Property in any manner whatsoever unless and until the City Council approves, by ordinance or resolution duly adopted, as the case may be a special use permit for a planned development and a final development plan for the Property, pursuant to Section 150.540(C) of the Zoning Code. Nothing herein is to be deemed or interpreted as obligating or requiring the City Council to approve a special use permit or final development plan for the Property. Further, and notwithstanding the Preliminary Development Plan to the contrary, the City Council does not and will not have any obligation to consider or approve a special use permit for a planned development or final development plan unless and until:

The Applicant prepares and submits a final engineering plan for the Property, for review and approval by the City Engineer; and

The Applicant prepares and submits all materials required for final design review and approval by the PDC, as set forth in Section 150.540(A)(2) of the Zoning Code and Chapter 176 of the City Code.

SECTION SEVEN: CONDITIONS OF APPROVAL. Approval of a final development plan for the Property will be expressly conditioned upon the Applicant entering into a development agreement with the City, to be prepared by the City's Corporation Counsel and subject to the approval of the City Council (***"Development Agreement"***), which Development Agreement

will govern and restrict the use and development of the Property, and must contain, at a minimum and without limitation, the following provisions, conditions, and restrictions:

A. To satisfy the public benefit required pursuant to Section 150.515 of the Zoning Code, the Applicant must make a $15,000 contribution to the City for streetscape improvements and provide sidewalks abutting the frontage of the development constructed to downtown streetscape standards.

B. No light fixture installed on the Subject Property as part of the Proposed Development may exceed a correlated color temperature of 3,000 Kelvin.

C. In addition to any other costs, payments, fees, charges, contributions, or dedications required by the City's codes, ordinances, resolutions, rules, regulations, or by the Development Agreement, the Applicant must pay to the City, immediately upon presentation a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with the review and processing of the plans for the Proposed Development and in connection with the negotiation, preparation, consideration, and review of the Development Agreement.

SECTION EIGHT: TIME PERIOD FOR SUBMISSION OF FINAL DEVELOPMENT PLAN. The final development plan for the Property must be submitted by the Applicant for review and approval by the City no later than the date that is six months after the effective date of this Resolution, in accordance with and pursuant to Section 150.535(A) of the Zoning Code. Pursuant to Section 150.535(C) of the Zoning Code, upon the written request of the Applicant, the PDC, for good cause, may extend the period for filing the final development plan for a period not to exceed an additional six months.

AYES: Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia

NAYS: Councilmember Blumberg

ABSENT: Councilmember Lidawer

APPROVED: May 27, 2025

ADOPTED: May 27, 2025

RESOLUTION NO. R65-2025

Nancy R. Rotering

Nancy R. Rotering, Mayor

ATTEST:

Ghida S. Neukirch

Ghida S. Neukirch, City Clerk

CITY OF HIGHLAND PARK INCORPORATED 1869

4899-0996-2307, v. 5

EXHIBIT A

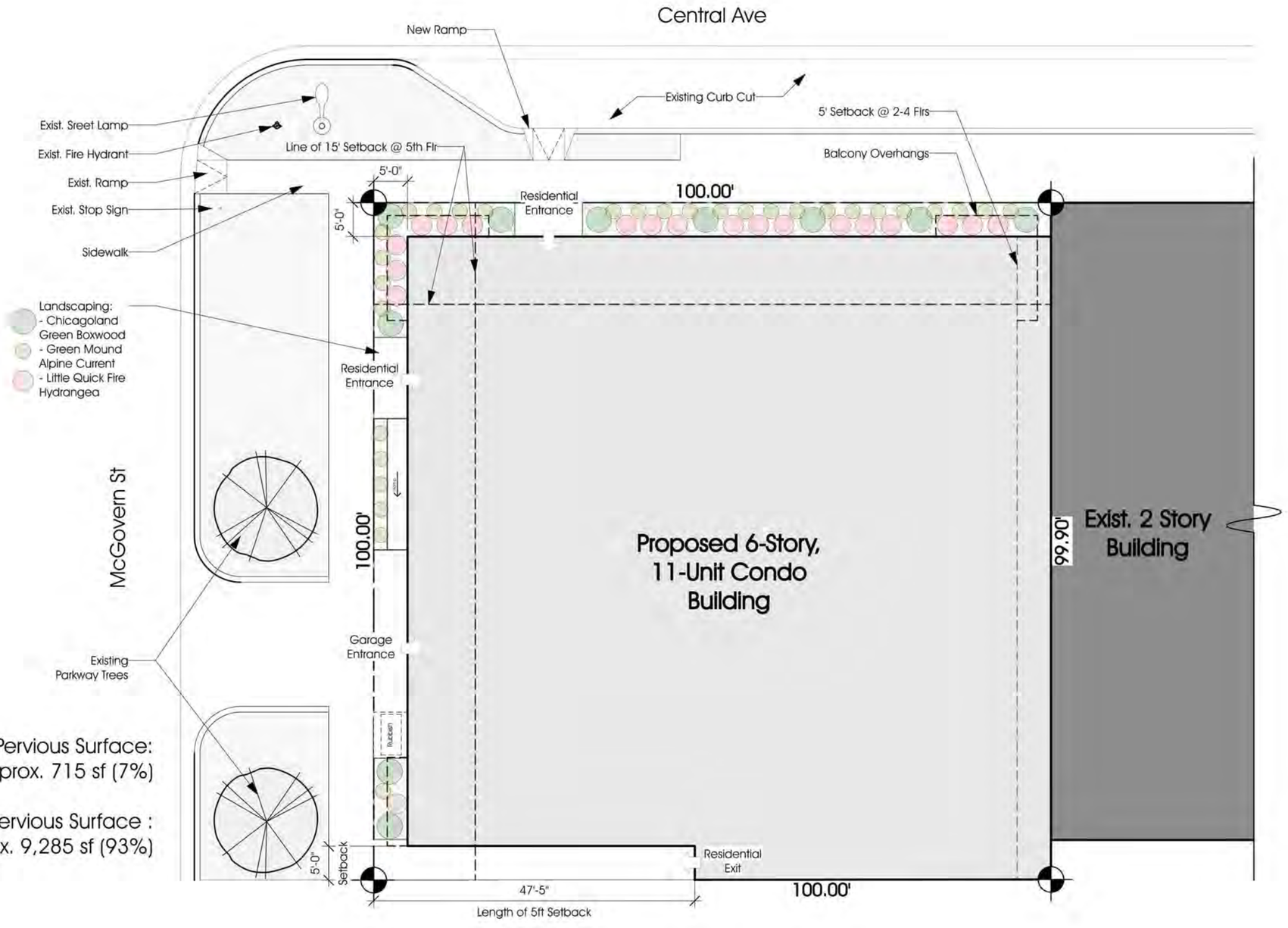
Legal Description of the Property

The subject property, commonly known as 734 Central Avenue, is legally described as:
Lots 15 & 16 in Block 10 in "Highland Park", being a subdivision in Section 23, Township 43 North, Range 12 East of the Third Principal Meridian according to the plat thereof recorded May 7th & 8th, 1869, in Book "A" of Plats, Page 2, in Lake County Illinois.

PINs: 16-23-314-002-0000; and 16-23-314-001-0000

EXHIBIT B

Site Plan



Site Plan

Scale: 1/16" = 1'-0"

April 30, 2025

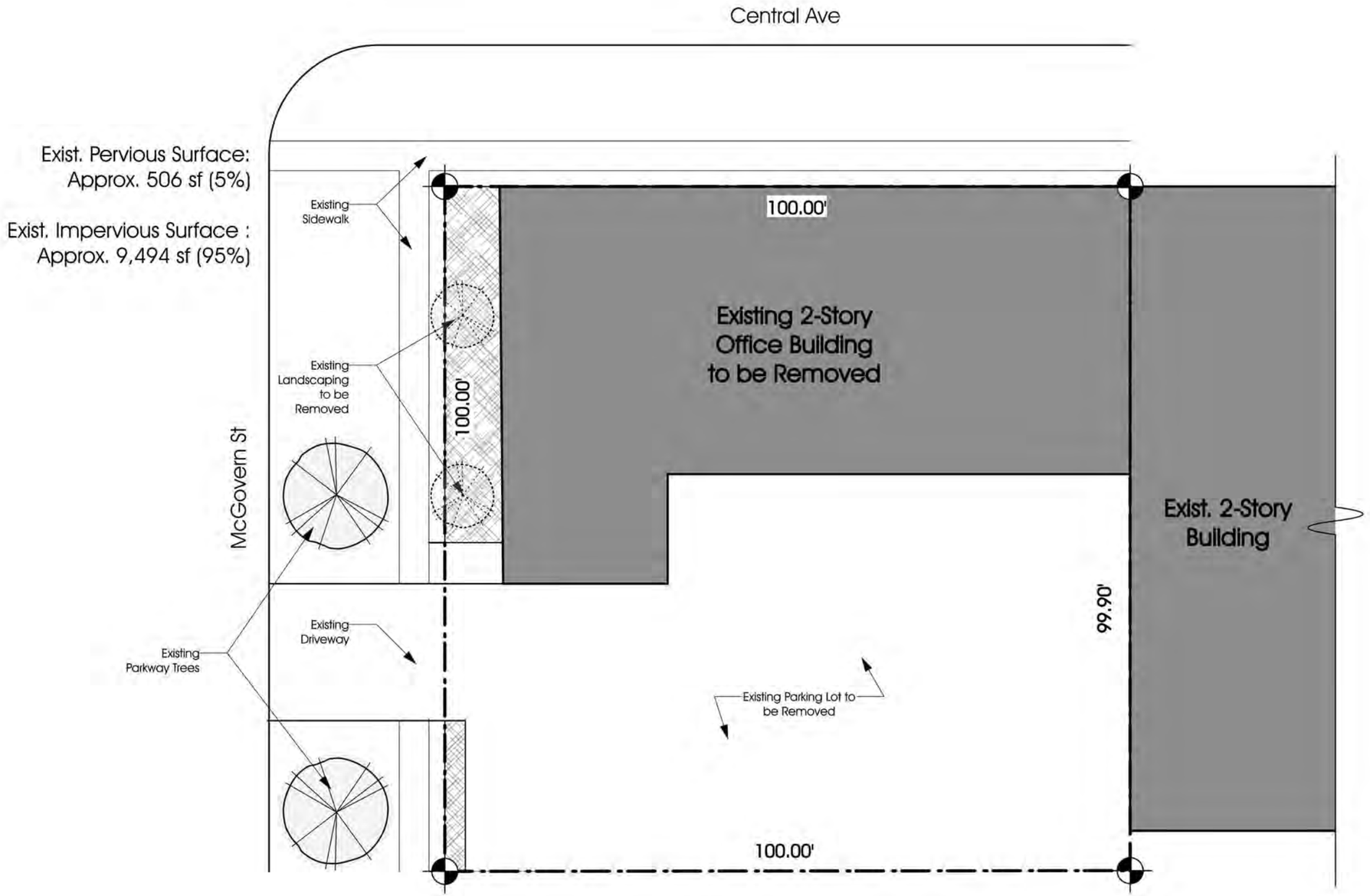
Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | 1847 864 0956



Existing Site

Scale: 1/16" = 1'-0"

April 30, 2025

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847.864.9650 | f847.864.0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

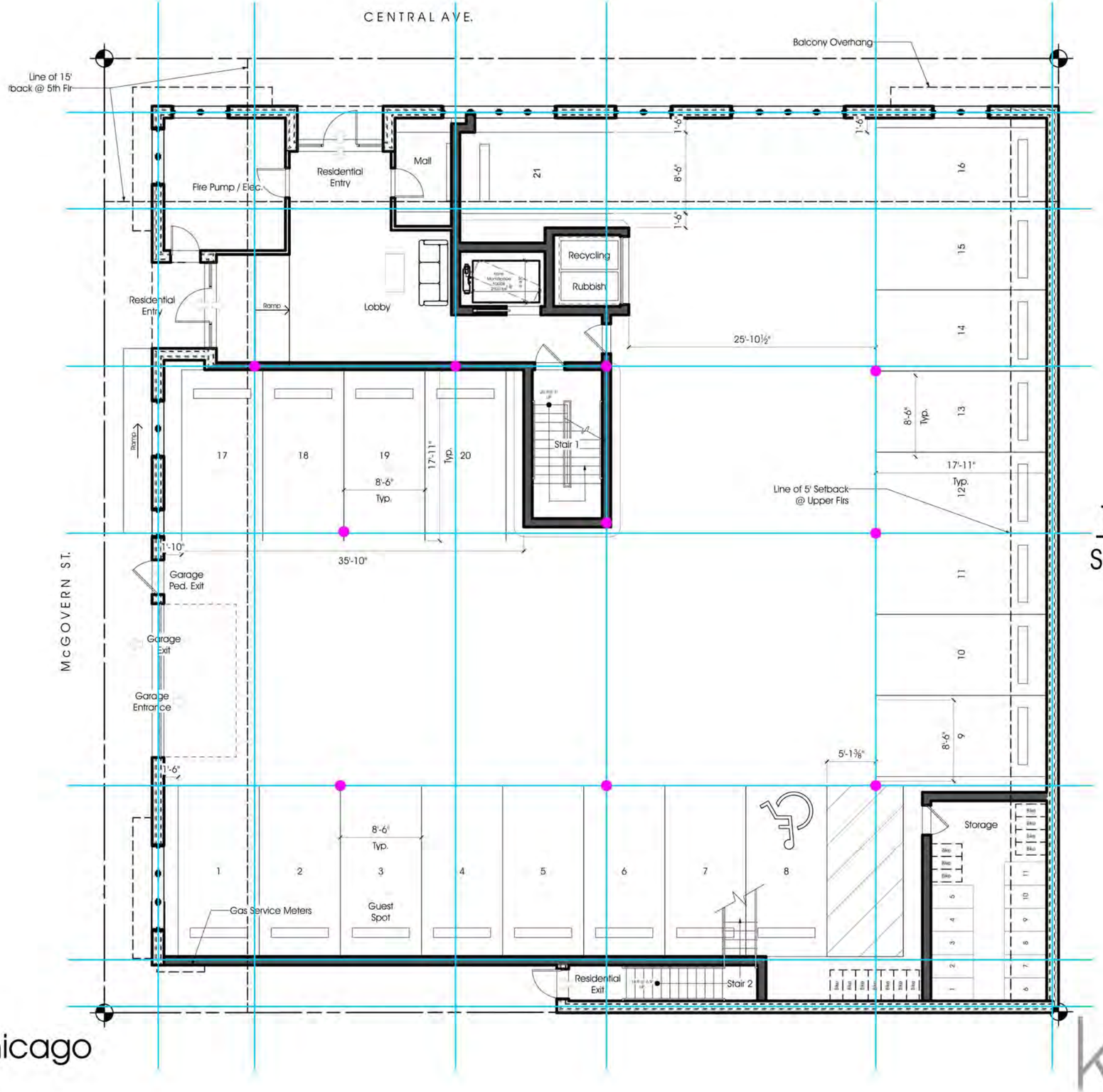
Highland Park, IL

Zoning Map

N.T.S.

April 30, 2025

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956



1st Floor Plan

Scale: 3/32" = 1'-0"

April 30, 2025

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

Sec. 150.808(I)(1) Diagram
3,830 SF / 6,400 SF = 59.8% (40% Max.)

1st Floor Diagram

Scale: 1/16" = 1'-0"

April 30, 2025

Condo Building for

Platinum Homes of Chicago

734 Central Ave
Highland Park, IL

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

2nd Floor Plan

Scale: 3/32" = 1'-0"

April 30, 2025

Inclusionary Unit

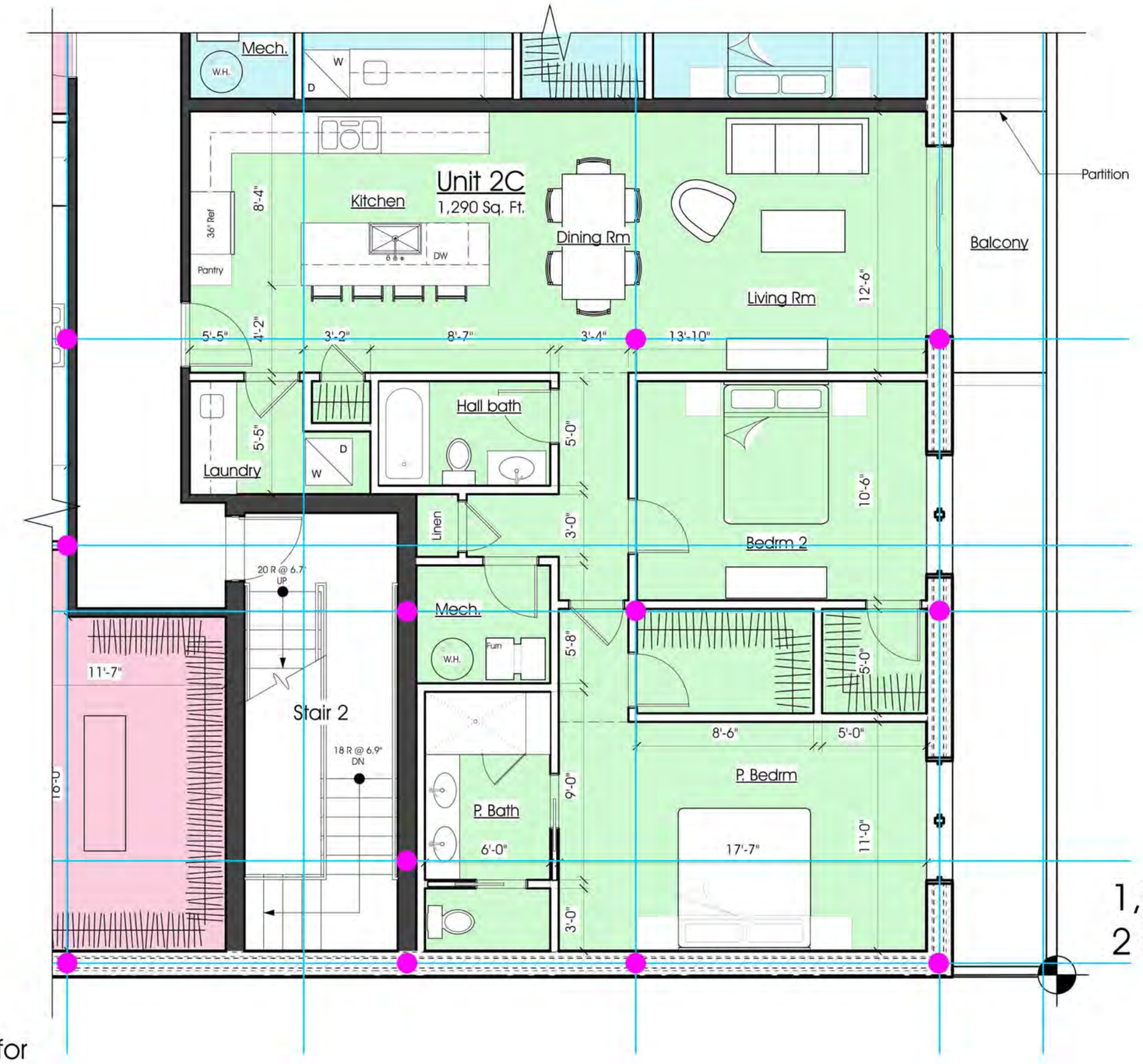
Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | 1847 864 0956



Inclusionary Unit

Scale: 3/16" = 1'-0"

April 30, 2025

1,290 Sq. Ft.

2 Bed, 2 Bath

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956

3rd + 4th Floor Plan

Scale: 3/32" = 1'-0"

April 30, 2025

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

5th Floor Plan

Scale: 3/32" = 1'-0"

April 30, 2025

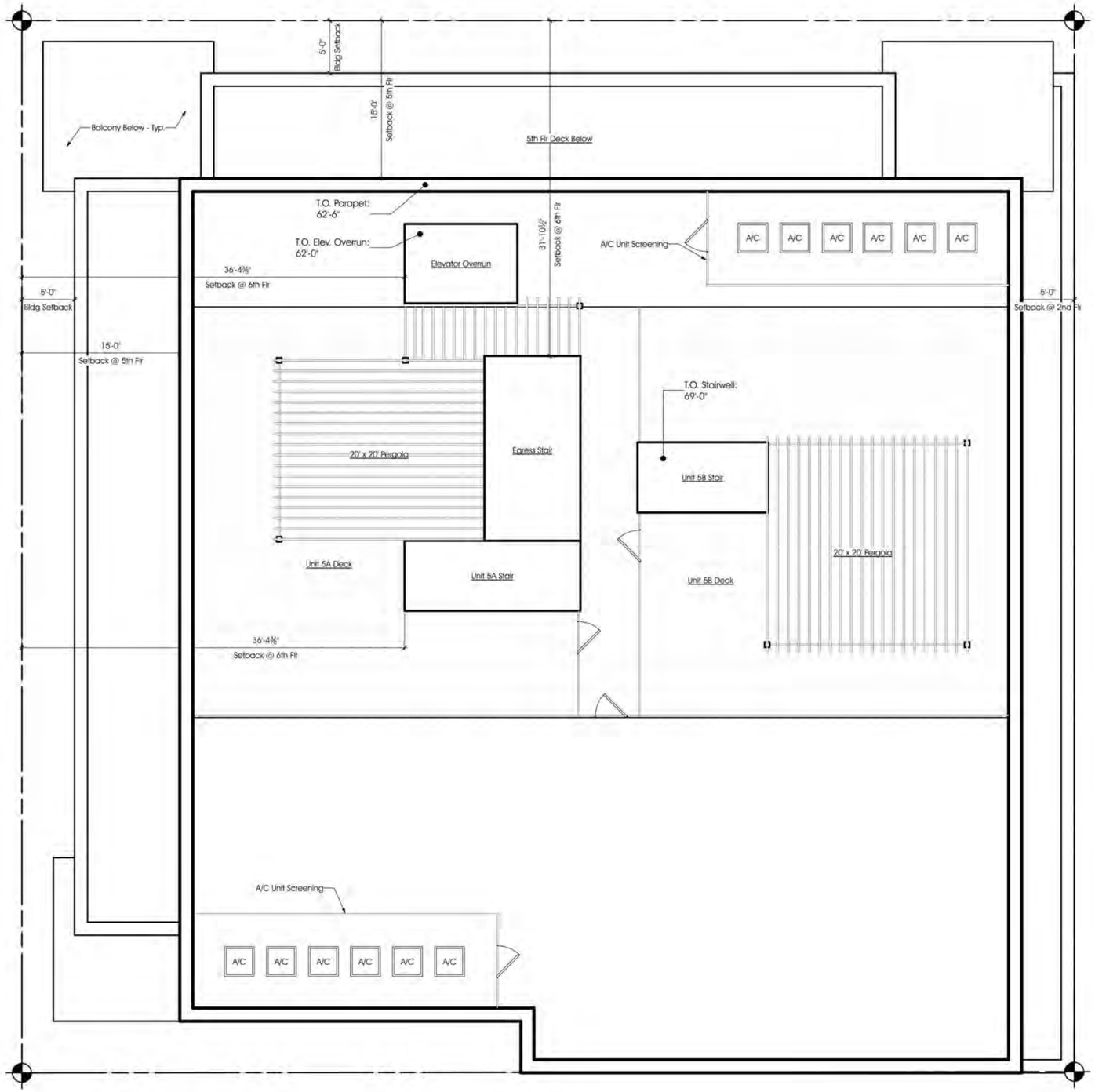
Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956



Roof Plan

Scale: 3/32" = 1'-0"

April 30, 2025

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

EXHIBIT C

Renderings

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

Corner Rendering

April 30, 2025

kipnis ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

Central Ave Rendering

April 30, 2025

kipnis ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

McGovern Ave Rendering

April 30, 2025

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

McGovern Ave Rendering - South

April 30, 2025

kipnis ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

Aerial Rendering

April 30, 2025

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

Street Rendering

Corner of Central Ave & McGovern Ave

April 30, 2025

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

Street Rendering

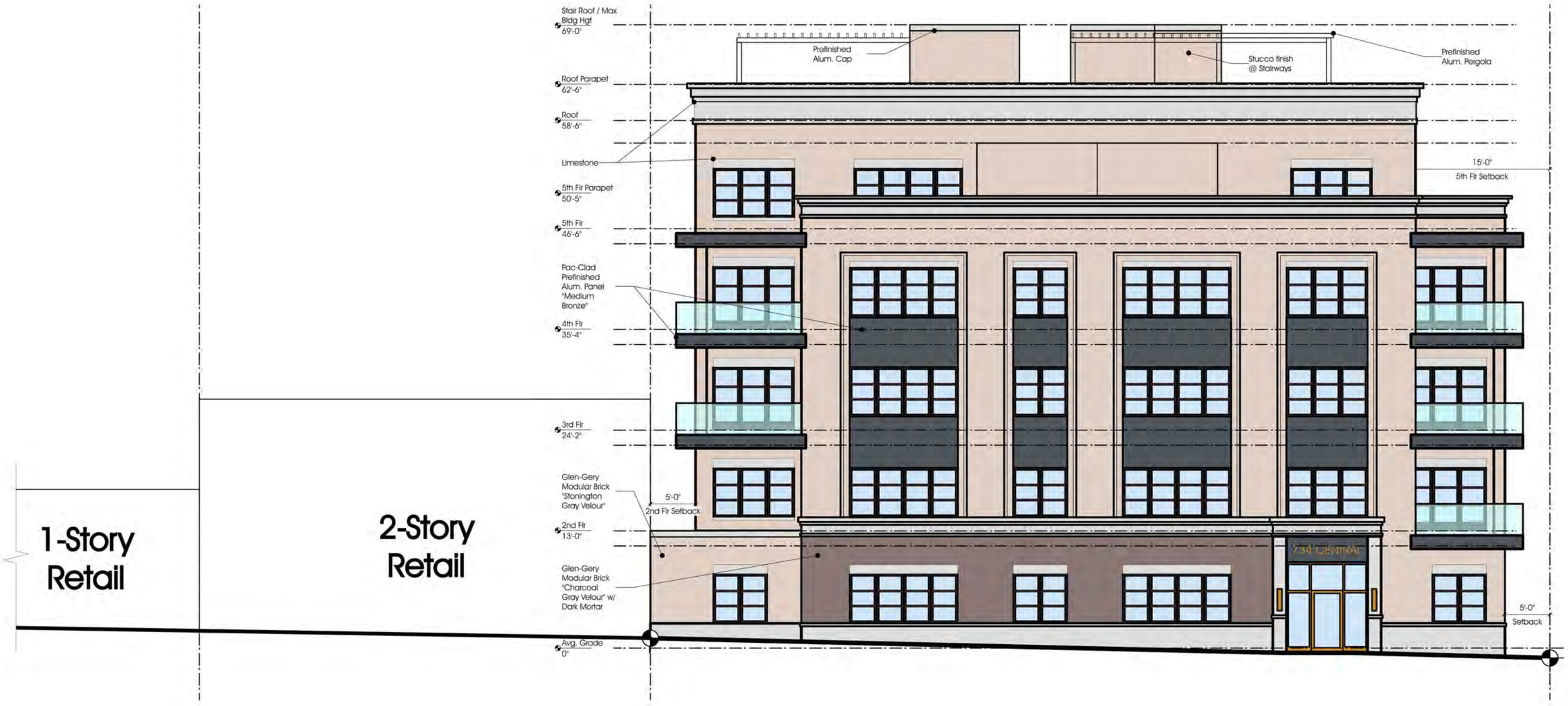
Central Ave looking SW

April 30, 2025

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

EXHIBIT D

Elevation Cross Section Plans



Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

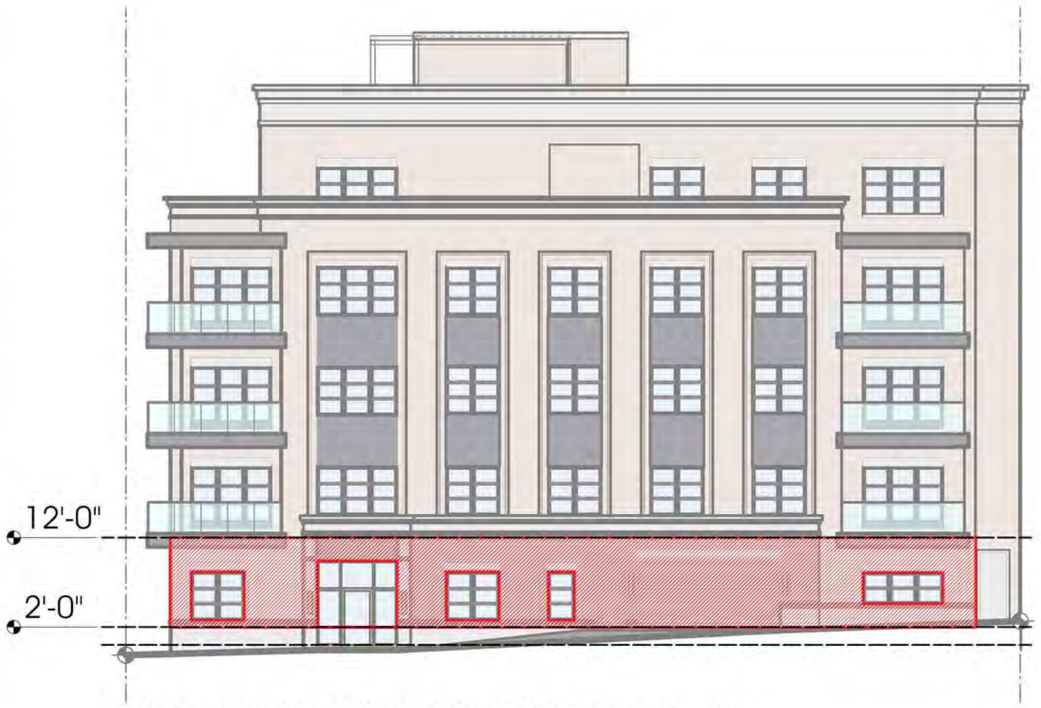
North Elevation - Central Ave

Scale: 3/32" = 1'-0"

April 30, 2025

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

Central Elevation - North: (20% required)
331.3 Sq. Ft. Glazing / 947 Sq. Ft. (35% provided)



McGovern Elevation - West: (20% required)
181.9 Sq. Ft. Glazing / 900 Sq. ft. (20.2% provided)

Condo Building for
Platinum Homes of Chicago
734 Central Ave
Highland Park, IL

Transparency Diagrams

Scale: 1/16" = 1'-0"
April 30, 2025

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

East Elevation

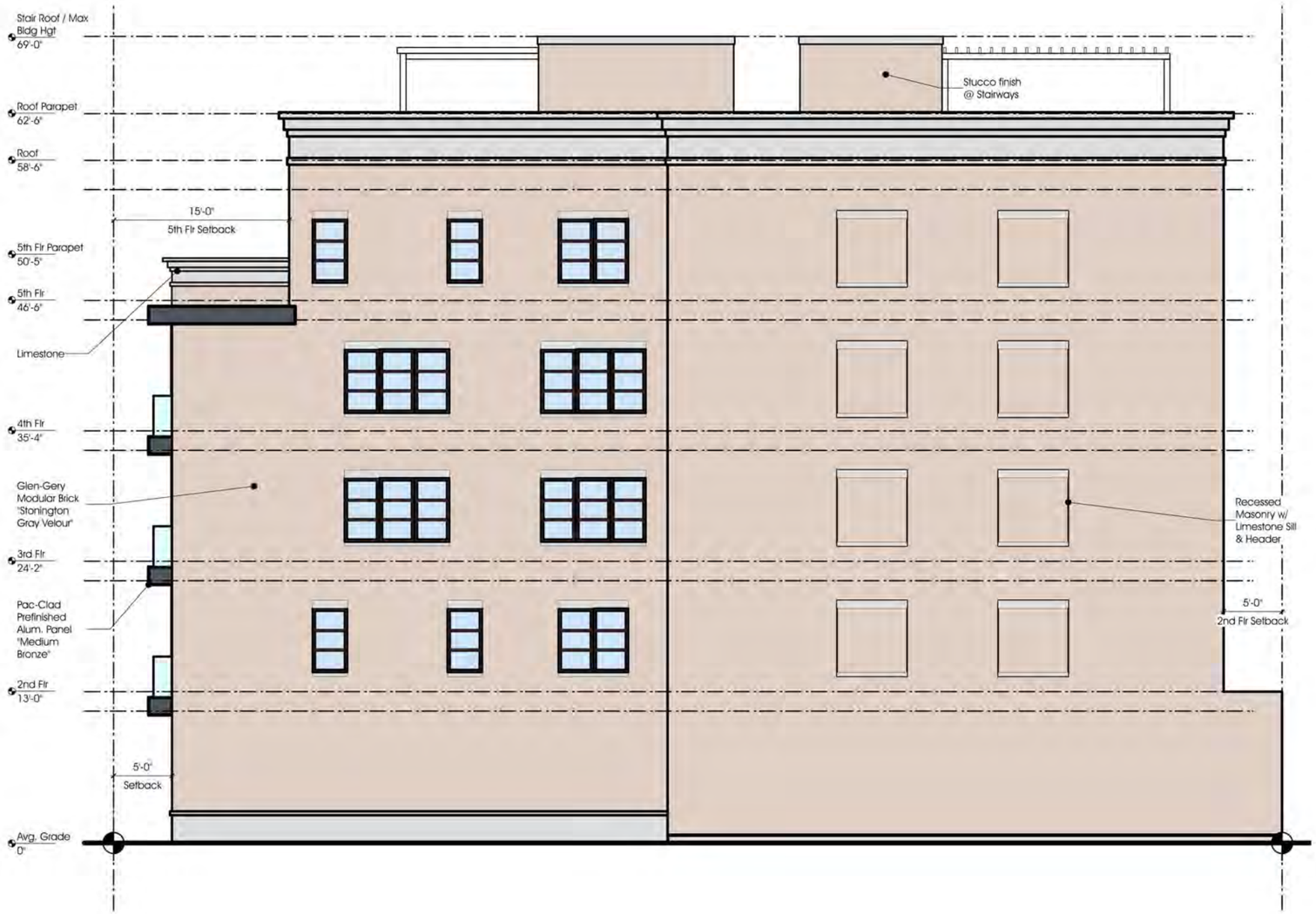
Scale: 3/32" = 1'-0"

April 30, 2025

kipnis ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956



Condo Building for

Platinum Homes of Chicago

734 Central Ave

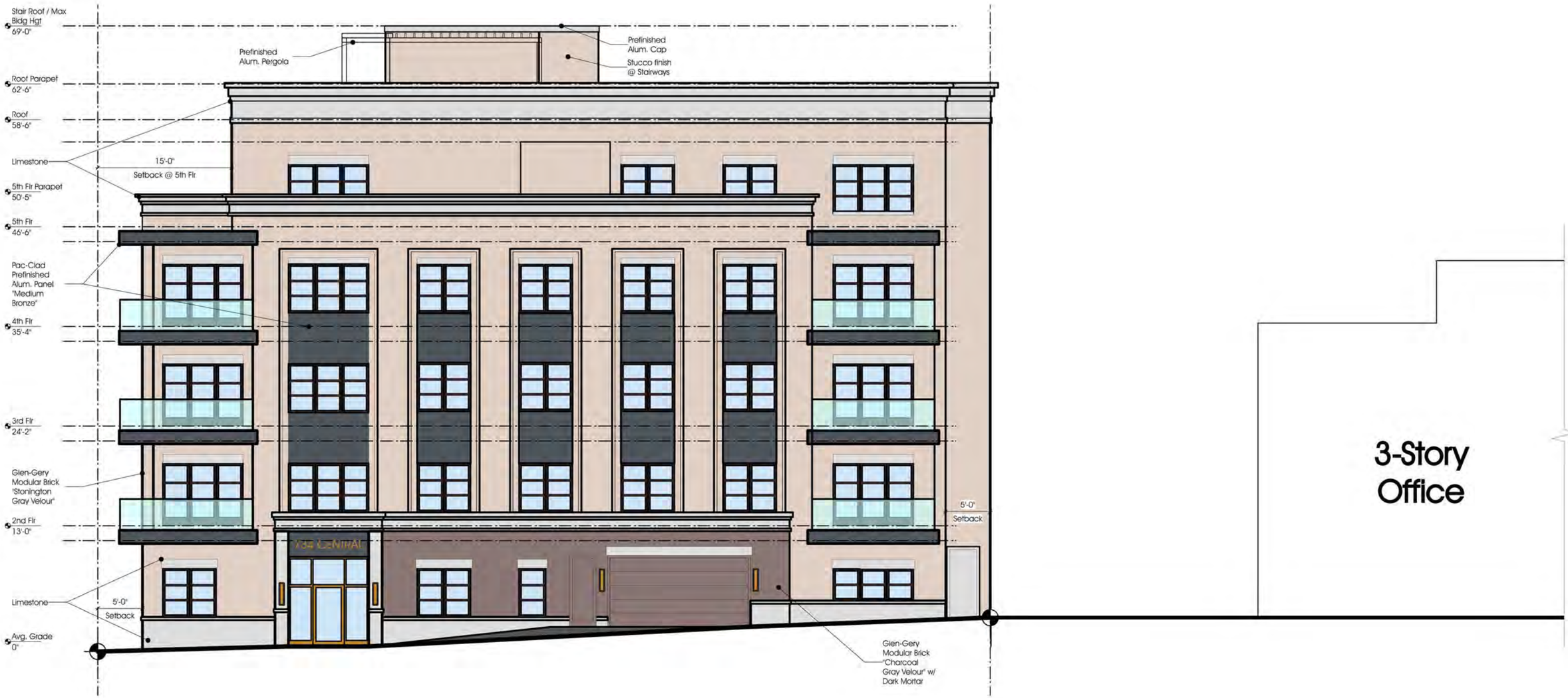
Highland Park, IL

South Elevation

Scale: 3/32" = 1'-0"

April 30, 2025

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956



Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

West Elevation - McGovern St

Scale: 3/32" = 1'-0"

April 30, 2025

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

734 Central

McGovern House

Central Ave Street Elevation

N.T.S.

April 30, 2025

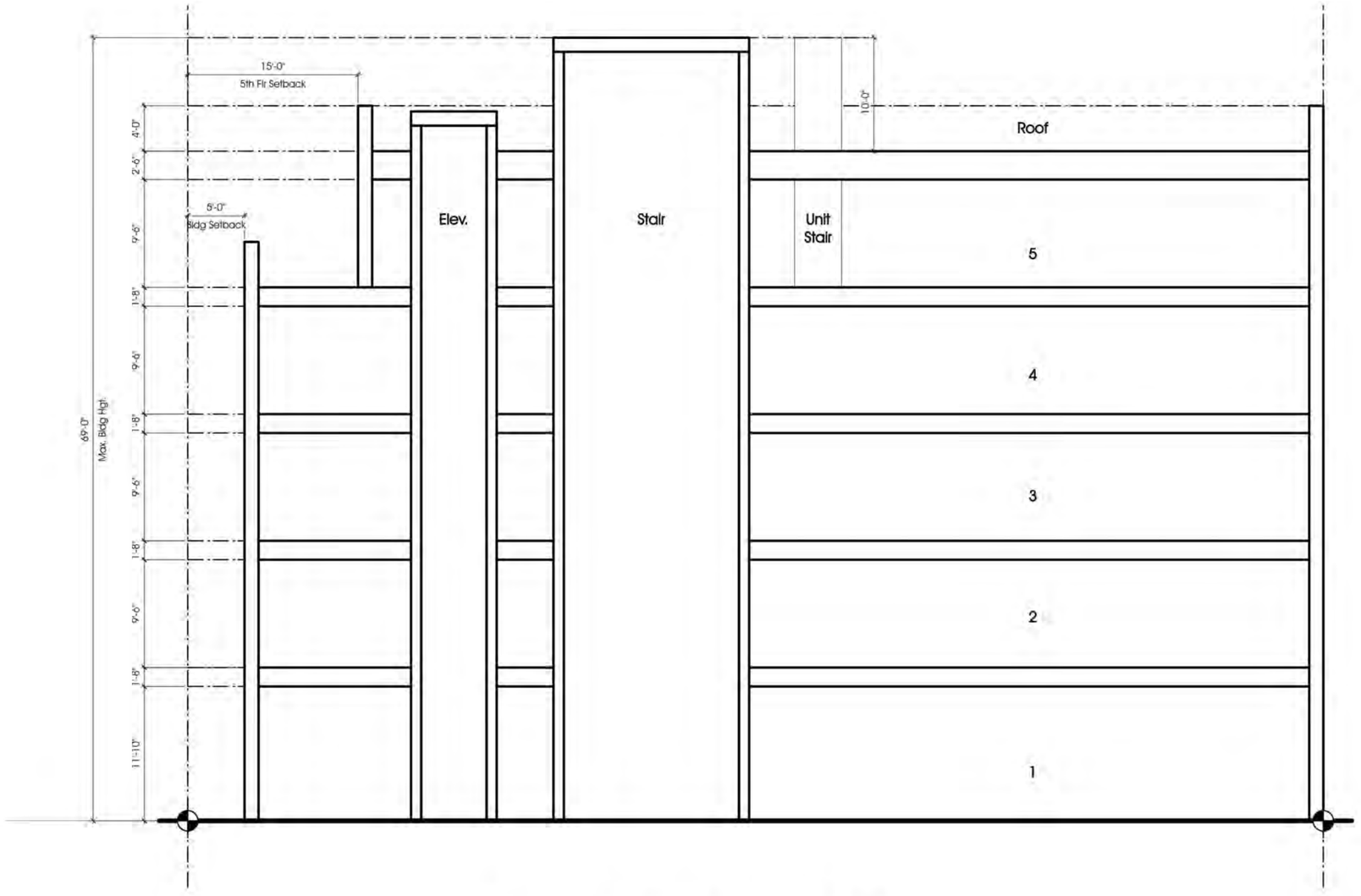
Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956



N-S Building Section

Scale: 3/32" = 1'-0"

April 30, 2025

Condo Building for

Platinum Homes of Chicago

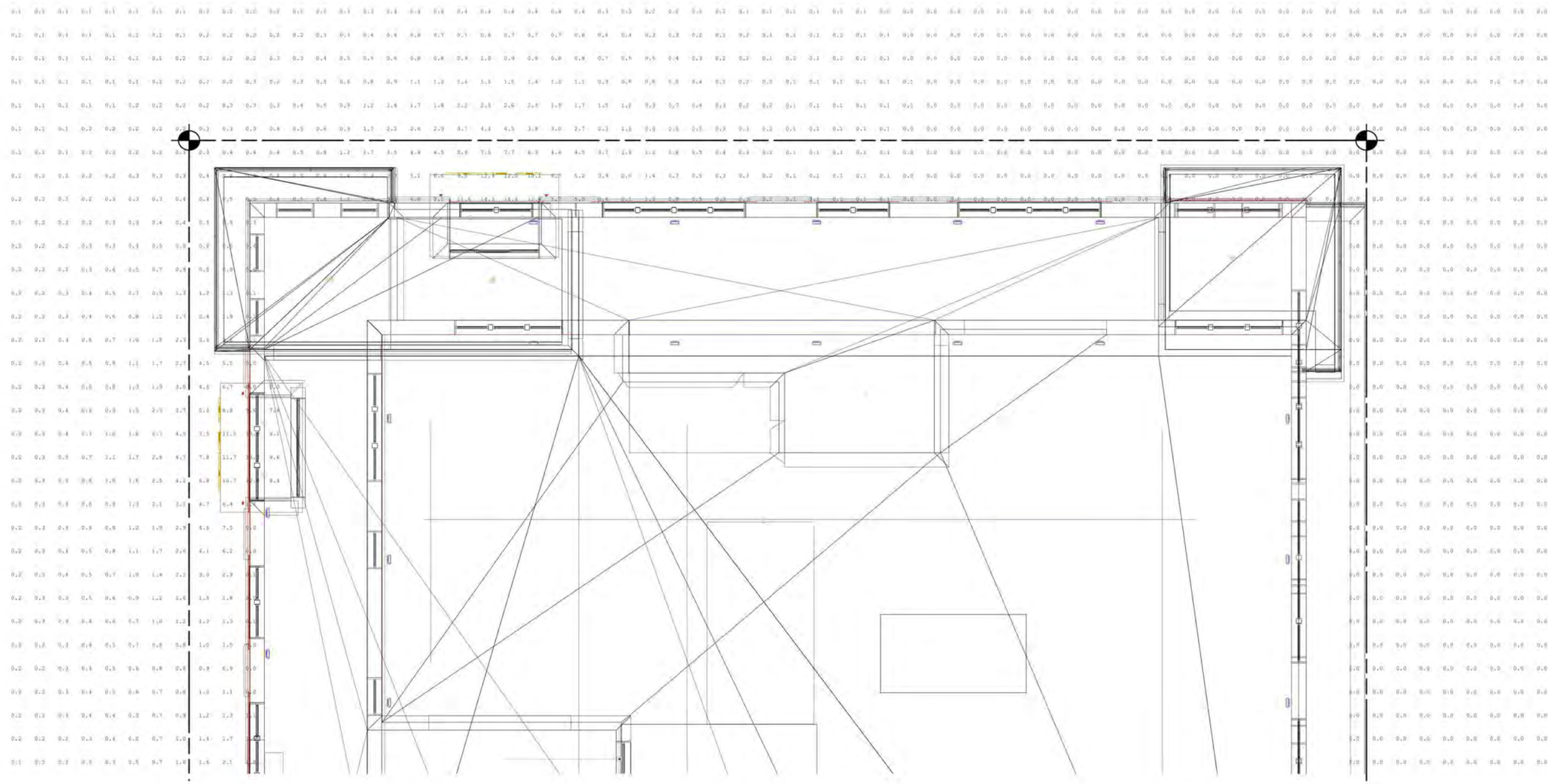
734 Central Ave

Highland Park, IL

kipnis
ARCHITECTURE | PLANNING
1642 payne street | evanston il 60201
847 864 9680 | 847 864 0966

EXHIBIT D

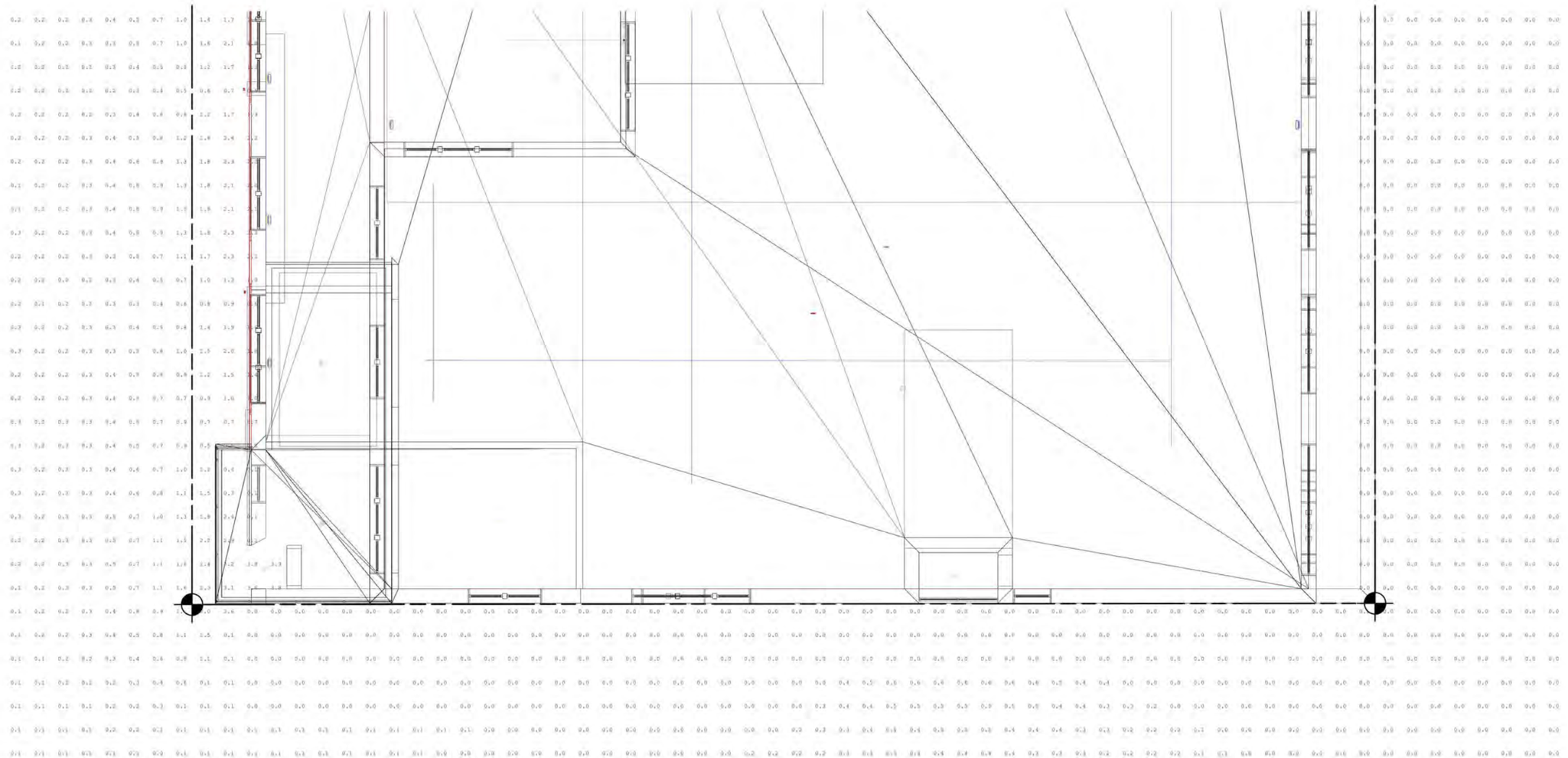
Exterior Lighting Plan



GROUND LEVEL - NORTH

HOILAND STUDIOS
DESIGNED LIGHTING
www.hoilandstudios.com
info@hoilandstudios.com
847-989-2362

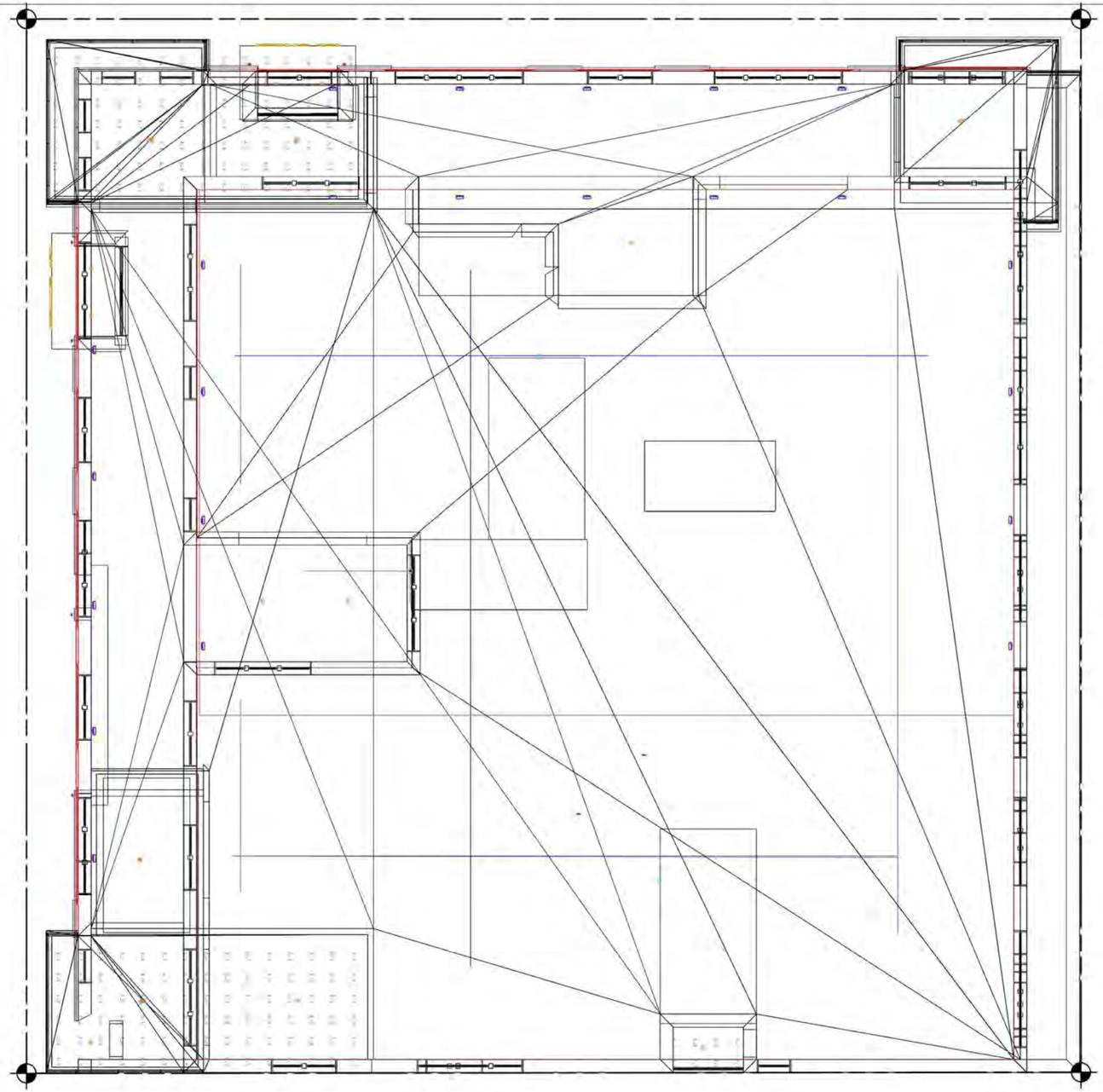
734 CENTRAL
PHOTOMETRIC CALCULATIONS
SCALE: N/A
DATE: 4-28-2025



GROUND LEVEL - SOUTH

HOILAND STUDIOS
DESIGNED LIGHTING
www.hoilandstudios.com
info@hoilandstudios.com
847-989-2362

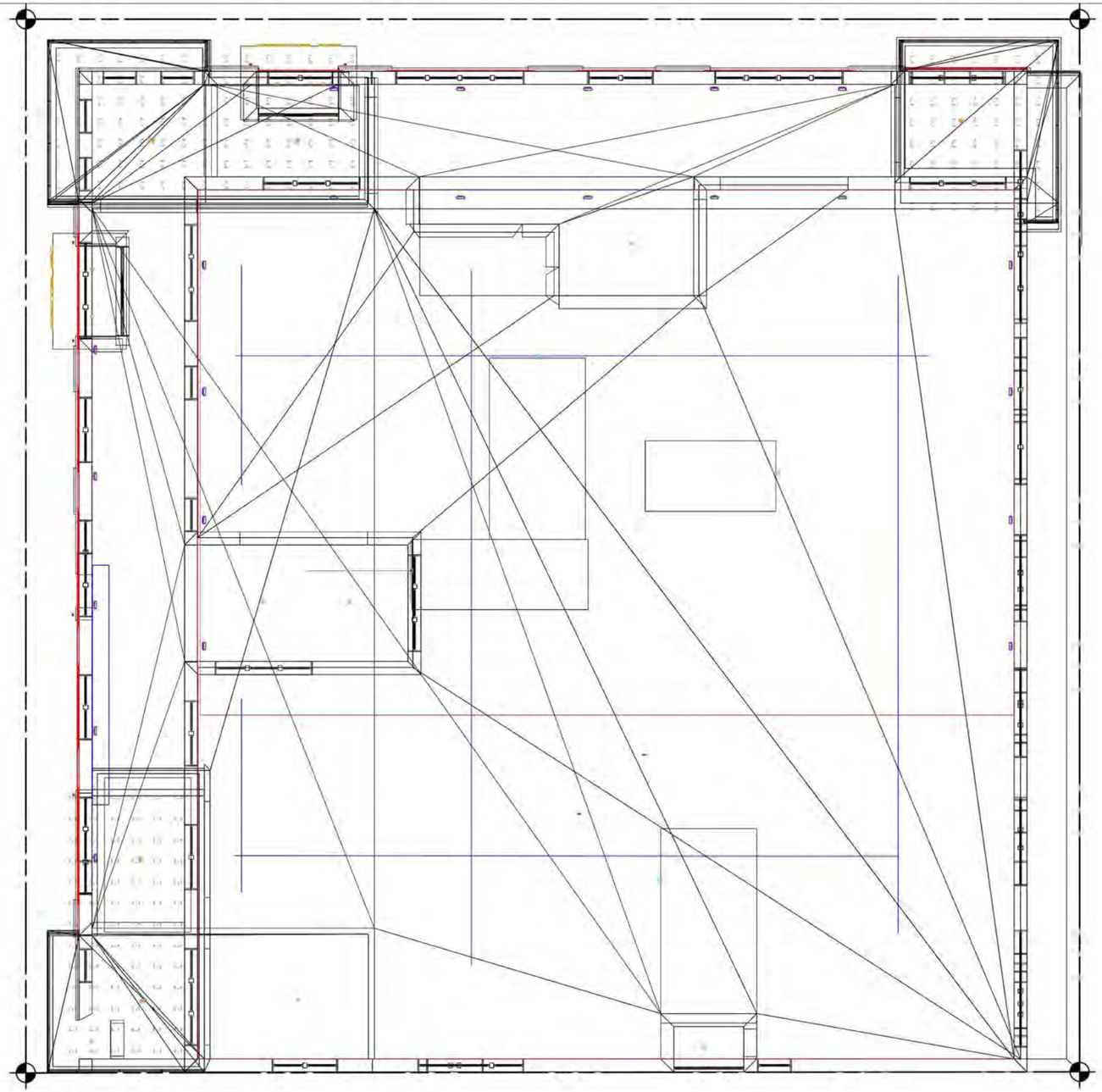
734 CENTRAL
PHOTOMETRIC CALCULATIONS
SCALE: N/A
DATE: 4-28-2025



LEVEL 1 BALCONIES

HOILAND STUDIOS
DESIGNED LIGHTING
www.hoilandstudios.com
info@hoilandstudios.com
847-989-2362

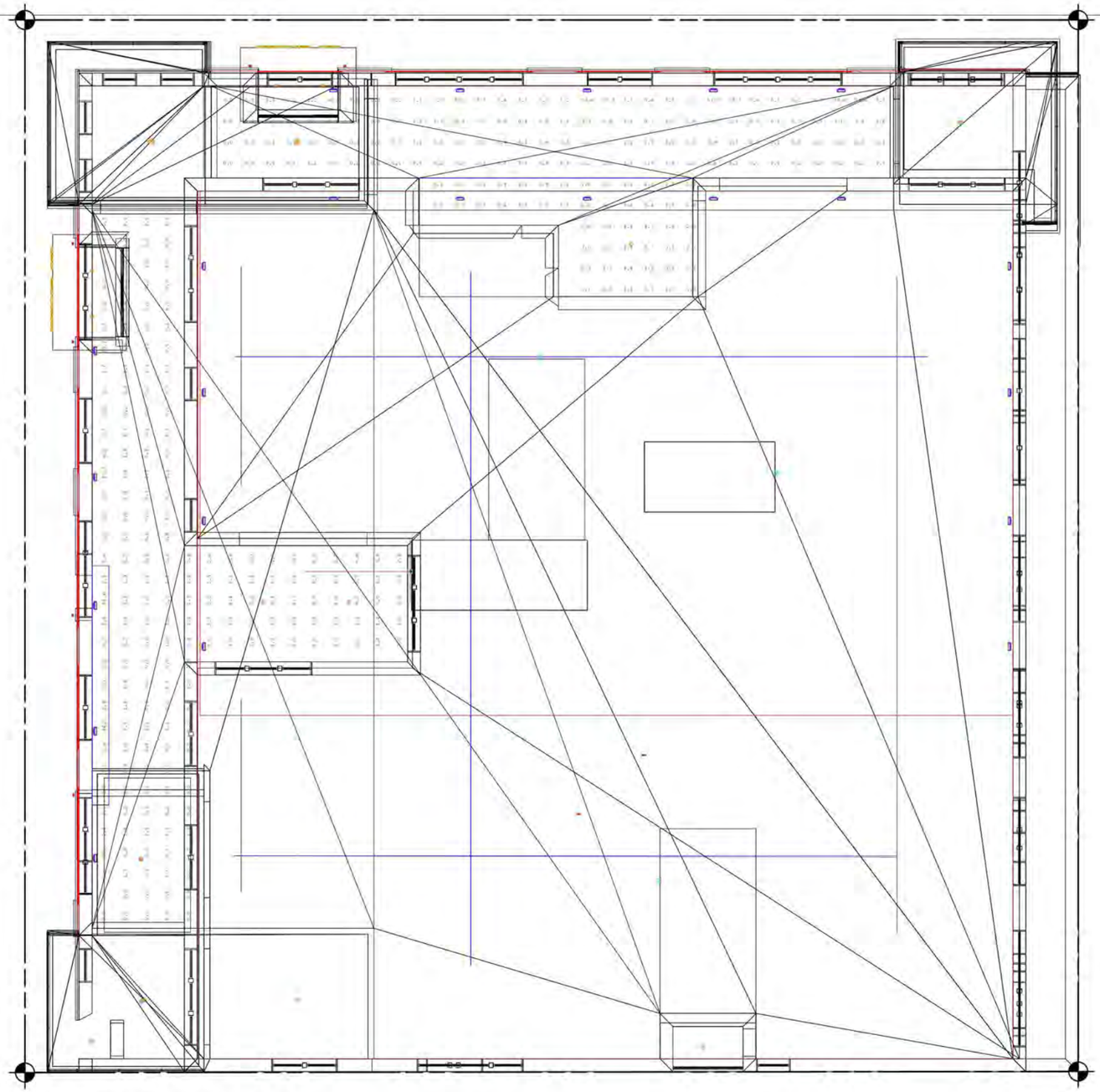
734 CENTRAL
PHOTOMETRIC CALCULATIONS
SCALE: N/A
DATE: 4-28-2025



LEVEL 2 AND 3 BALCONIES

HOILAND STUDIOS
DESIGNED LIGHTING
www.hoilandstudios.com
info@hoilandstudios.com
847-989-2362

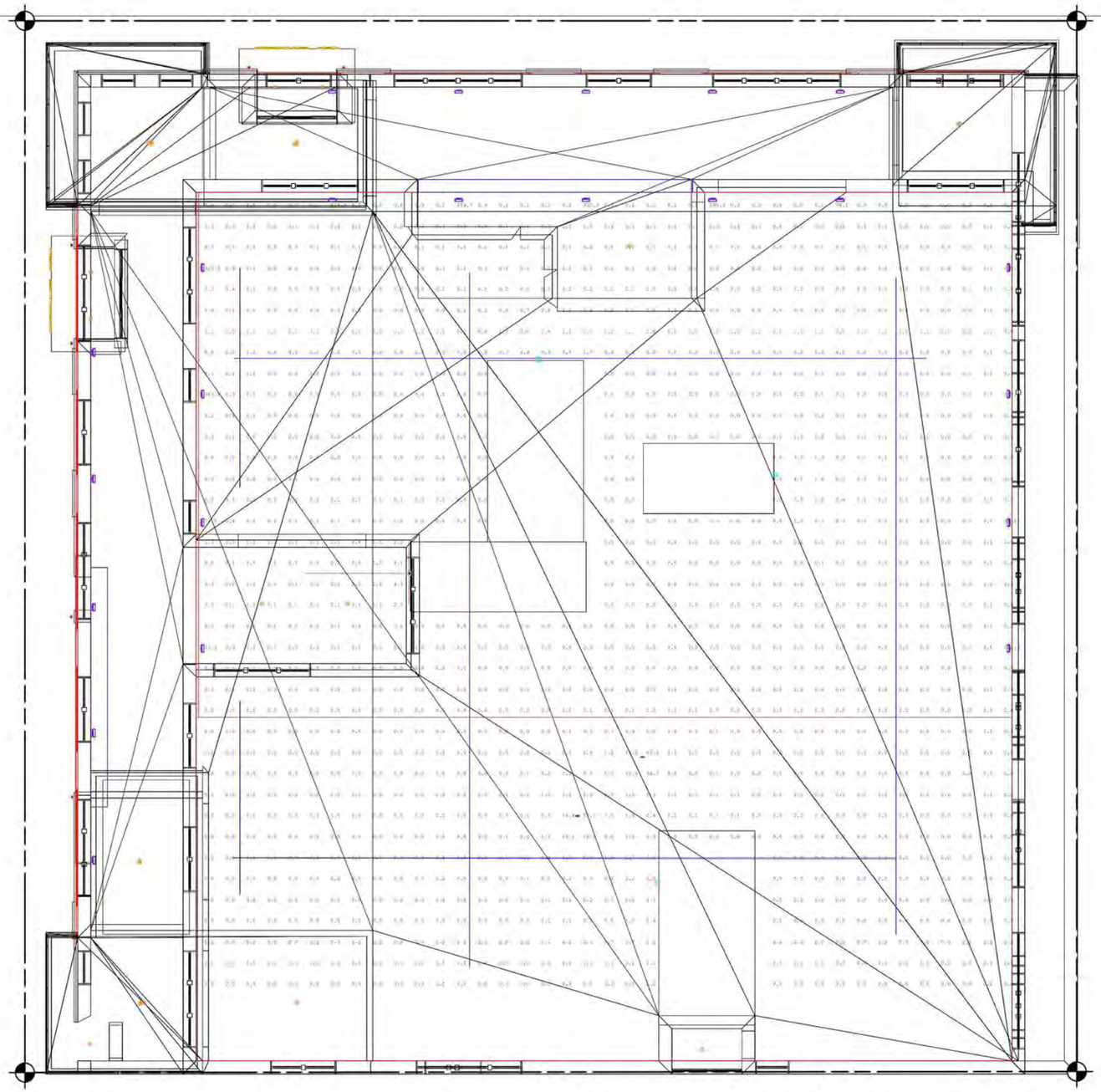
734 CENTRAL
PHOTOMETRIC CALCULATIONS
SCALE: N/A
DATE: 4-28-2025



LEVEL 4 BALCONIES

HOILAND STUDIOS
DESIGNED LIGHTING
www.hoilandstudios.com
info@hoilandstudios.com
847-989-2362

734 CENTRAL
PHOTOMETRIC CALCULATIONS
SCALE: N/A
DATE: 4-28-2025



ROOFTOP

HOILAND STUDIOS
DESIGNED LIGHTING

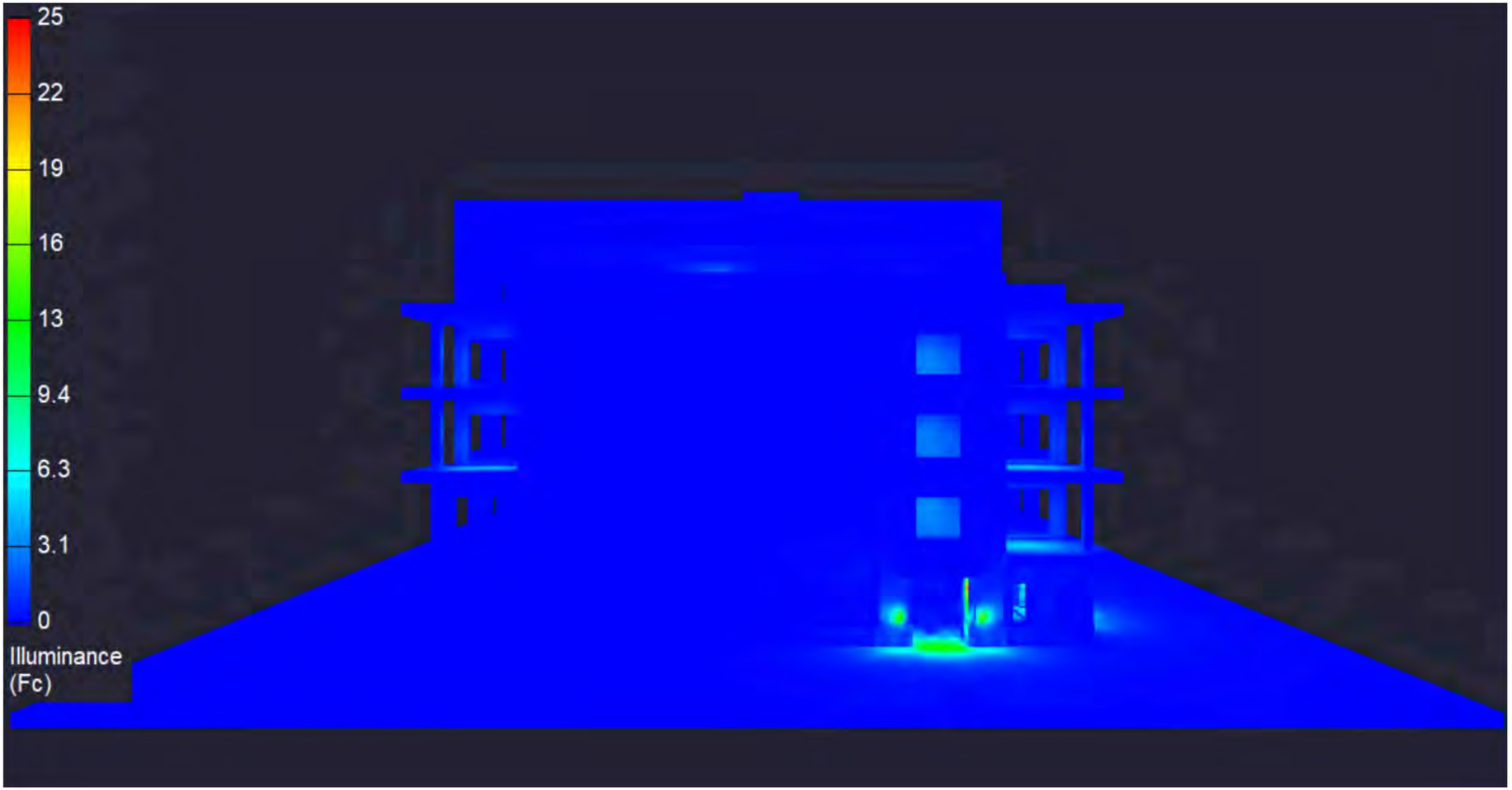
www.hoilandstudios.com
info@hoilandstudios.com
847-989-2362

734 CENTRAL
PHOTOMETRIC CALCULATIONS
SCALE: N/A
DATE: 4-28-2025

HOILAND
STUDIOS
DESIGNED LIGHTING

www.hoilandstudios.com
info@hoilandstudios.com
847-989-2362

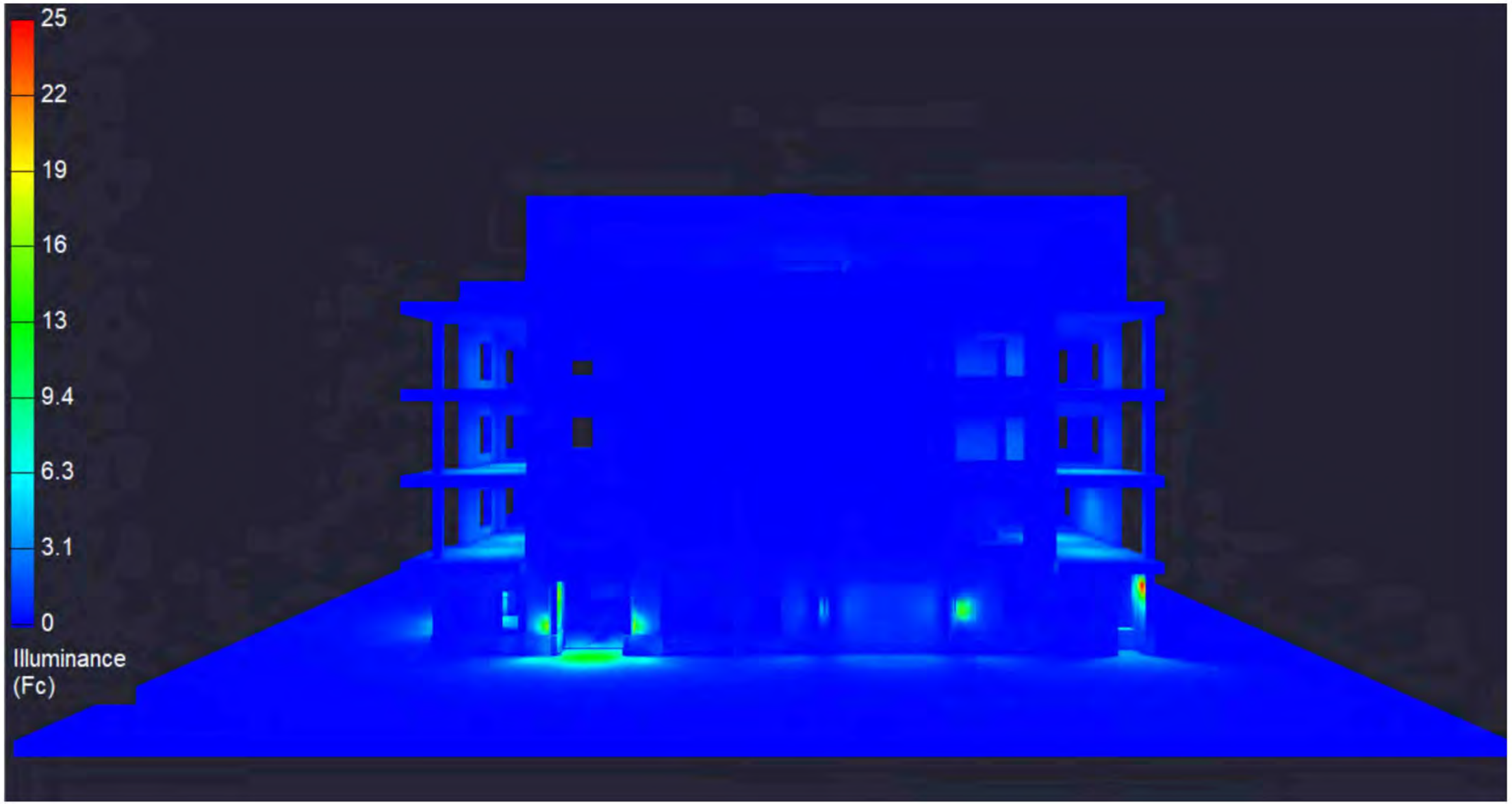
734 CENTRAL
PHOTOMETRIC CALCULATIONS
SCALE: N/A
DATE: 4-28-2025

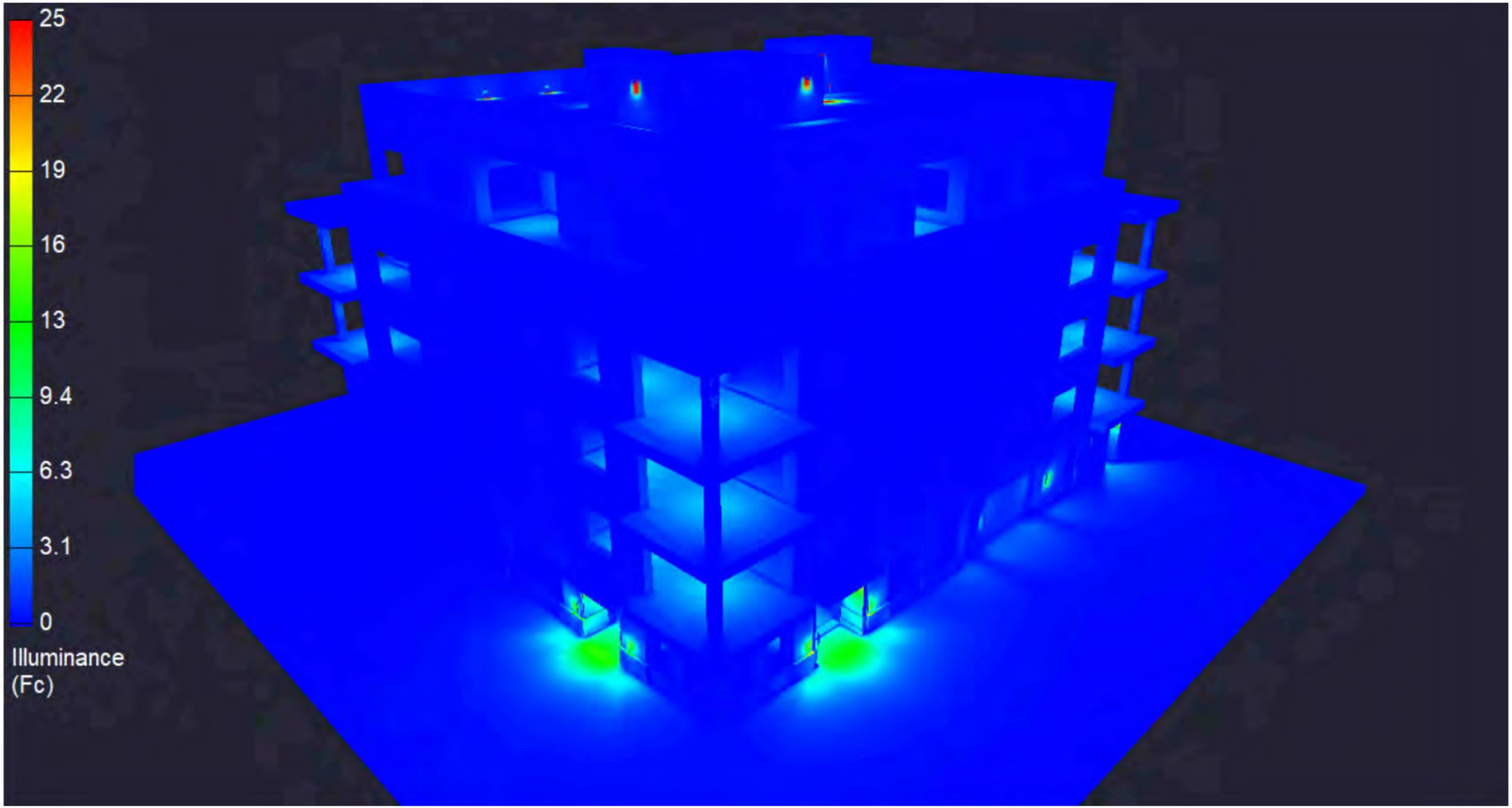

25
22
19
16
13
9.4
6.3
3.1
0
Illuminance
(Fc)

HOILAND
STUDIOS
DESIGNED LIGHTING

www.hoilandstudios.com
info@hoilandstudios.com
847-989-2362

734 CENTRAL
PHOTOMETRIC CALCULATIONS
SCALE: N/A
DATE: 4-28-2025

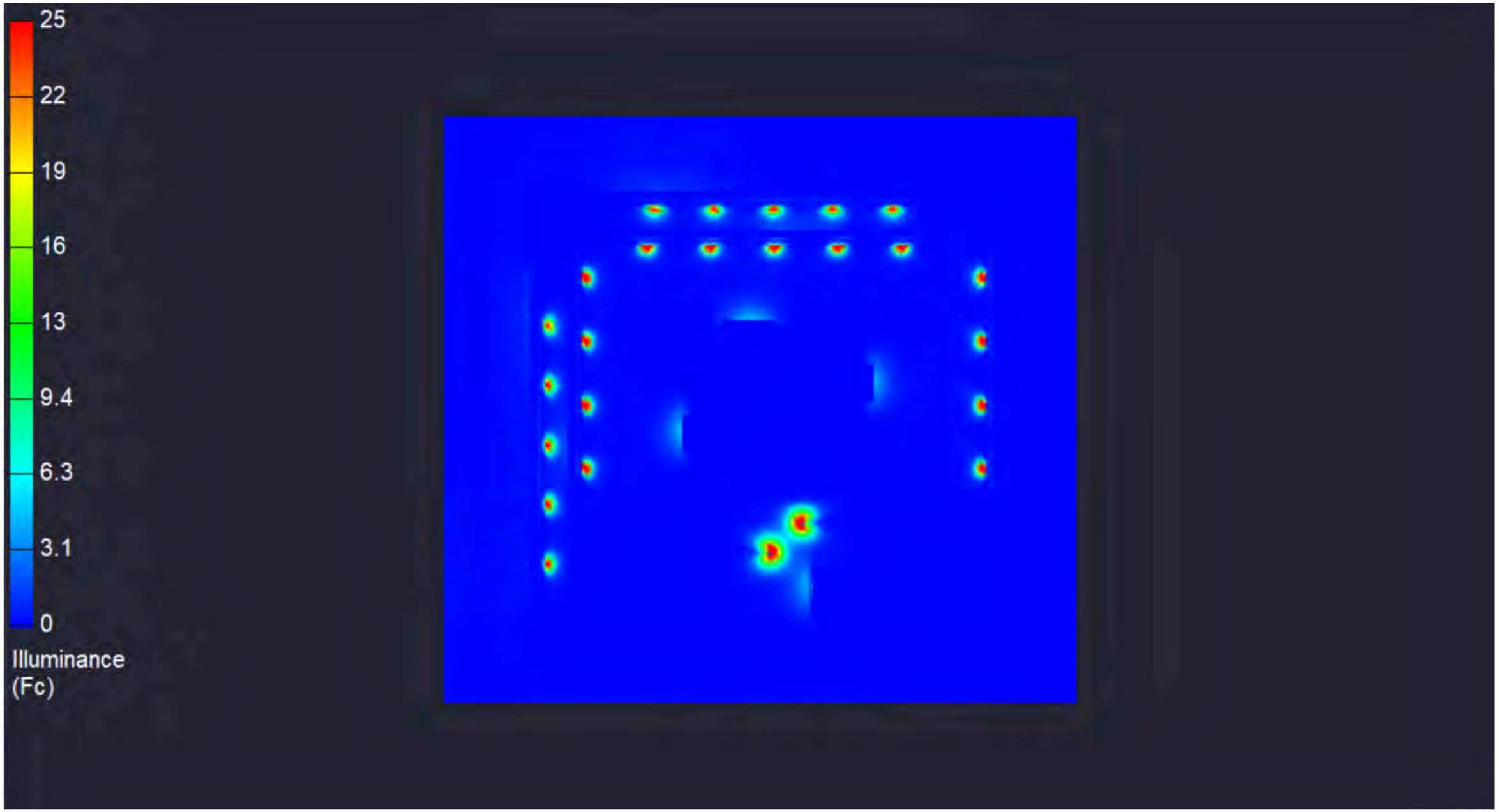

25
22
19
16
13
9.4
6.3
3.1
0
Illuminance
(Fc)


25
22
19
16
13
9.4
6.3
3.1
0
Illuminance
(Fc)

HOILAND
STUDIOS
DESIGNED LIGHTING

www.hoilandstudios.com
info@hoilandstudios.com
847-989-2362

734 CENTRAL
PHOTOMETRIC CALCULATIONS
SCALE: N/A
DATE: 4-28-2025


25
22
19
16
13
9.4
6.3
3.1
0
Illuminance
(Fc)

Catalog Number	
Notes	
Type	

Contractor Select™

WF4 & WF6 DREG ALO + SWW5

4" & 6" LED Deep Regressed Switchable Downlight

With available smooth or baffle finishes, the 4" and 6" deep regressed series of wafers offer both adjustable CCT and lumen output. This combination allows you to create the perfect look for your space with low/medium/high lumen outputs and a choice of 2700K, 3000k, 3500K, 4000K, 5000K CCT.

FEATURES:

- Deep regress lens provides excellent glare control, quality of light, and efficiency
- Available with either smooth or baffle trim finishes to further refine your space
- With no can needed to install, time of installation is significantly lower than with traditional downlights
- Available matte black, satin nickel or oil rubbed bronze enable further customization to your space.

Catalog Number	UPC	Description	Replaces Up To	Lumens	Input Watts	CCT	CRI	Voltage	Finish	Dimming Protocol	Pallet qty.
WF4 DREG SM ALO19 SWW5 90CRI MW M6	00197589041262	4" Deep Regressed Smooth LED Downlight	65W Incandescent	700/900/1100	14.5W	2700K/3000K/3500K/4000K/5000k	90	120V	Matte White	Triac	450
WF4 DREG B ALO19 SWW5 90CRI MW M6	00197589041361	4" Deep Regressed Baffle LED Downlight	65W Incandescent	700/900/1100	14.5W	2700K/3000K/3500K/4000K/5000k	90	120V	Matte White	Triac	540
WF6 DREG SM ALO20 SWW5 90CRI MW M6	00197589041279	6" Deep Regressed Smooth LED Downlight	75W Incandescent	800/1050/1300	16W	2700K/3000K/3500K/4000K/5000k	90	120V	Matte White	Triac	300
WF6 DREG B ALO20 SWW5 90CRI MW M6	00197589041415	6" Deep Regressed Baffle LED Downlight	75W Incandescent	800/1050/1300	16W	2700K/3000K/3500K/4000K/5000k	90	120V	Matte White	Triac	240
WF6 DREG SM ALO20 SWW5 90CRI CP6 MW M2	00197589041309	6" Deep Regressed Smooth LED Downlight	75W Incandescent	800/1050/1300	16W	2700K/3000K/3500K/4000K/5000k	90	120V	Matte White	Triac	40
WF6 DREG B ALO20 SWW5 90CRI CP6 MW M2	00197589041408	6" Deep Regressed Baffle LED Downlight	75W Incandescent	800/1050/1300	16W	2700K/3000K/3500K/4000K/5000k	90	120V	Matte White	Triac	40

CONTRACTOR SELECT™

JUNO®

Accessories: *Order as separate catalog number.*	
WF8643 PAN R6	Universal New Construction Pan, Retail Pack of 6
WF8643 PAN U	Universal New Construction Pan, unit pack
WF4 PAN R12	4" new construction pan, retail pack of 12
WF6 PAN R12	6" new construction pan, retail pack of 12
WF4GR MW	4" Goof Ring 4.2" ID x 6.2" OD
WF6GR MW JZ	6" Goof Ring 6" ID x 8" OD
WFJB U	Remodel Joist Bar
WFEXC6 SW3PIN FT4	3-Pin 6ft Cable
WFEXC10 SW3PIN FT4	3-Pin 10ft Cable
WFEXC20 SW3PIN FT4	3-Pin 20ft Cable

Goof rings are made of 22 gauge steel and painted white.

WF8643 Universal
New Construction Pan

WF4 PAN
4" New Construction Pan

WF6 PAN
6" New Construction Pan

WFEXCx
FT4 3-Pin Cable

Remodel Joist Bar

© 2022-2024 Acuity Brands Lighting, Inc. All rights reserved. Rev. 07/22/24

TRIM INSERTS

TRIM INSERTS (for field configuration; ordered separately) **Example:** 4BEMB R4

Series/Finish				Packaging	
4BEMB	4" Baffle, Matte Black	**4SEMB**	4" Smooth, Matte Black	R4	Retail Pack of 4 units
4BEBN	4" Baffle, Brush Nickel	**4SEBN**	4" Smooth, Brush Nickel		
4BEORB	4" Baffle, Oil-Rubbed Bronze	**4SEORB**	4" Smooth, Oil-Rubbed Bronze		

4" Baffle, Matte Black **(4BEMB)**

4" Baffle, Brush Nickel **(4BEBN)**

4" Baffle, Oil-Rubbed Bronze **(4BEORB)**

4" Smooth, Matte Black **(4SEMB)**

4" Smooth, Brush Nickel **(4SEBN)**

4" Smooth, Oil-Rubbed Bronze **(4SEORB)**

Pre-Install color finish trim insert over white 4" or 6" Wafer LED Downlight.

Press down color finish tabs for post-installation to create final Wafer LED Downlight.

TRIM INSERTS

TRIM INSERTS (for field configuration; ordered separately) **Example:** 6SSEBN R4

Series/Finish				Packaging	
6SBEMB	6" Baffle, Matte Black	**6SSEMB**	6" Smooth, Matte Black	R4	Retail Pack of 4 units
6SBEBN	6" Baffle, Matte Nickel	**6SSEBN**	6" Smooth, Brush Nickel		
6SBEORB	6" Baffle, Oil-Rubbed Bronze	**6SSEORB**	6" Smooth, Oil-Rubbed Bronze		

6" Baffle, Matte Black **(6SBEMB)**

6" Baffle, Brush Nickel **(6SBEBN)**

6" Baffle, Oil-Rubbed Bronze **(6SBEORB)**

6" Smooth, Matte Black **(6SSEMB)**

6" Smooth, Brush Nickel **(6SSEBN)**

6" Smooth, Oil-Rubbed Bronze **(6SSEORB)**

© 2022-2024 Acuity Brands Lighting, Inc. All rights reserved. Rev. 07/22/24

Specifications

HOUSING:
Die cast aluminum mounting frame provides passive thermal cooling achieving L70 at 50,000 hours • Lens regressed to 1.2" with baffle trim design to reduce glare for comfortable and even illumination • Non-conductive dead-front trim design suitable for a wide range of applications and codes requiring a non-conductive lens • FT4 3-pin plenum rated cable connector to connect from module to remote driver box • Steel spring clip for easy installation. 4" & 6" cut out templates are provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 4 ¼ inches for the WF4 and 6 ¼ for the WF6 • Can be installed from 3/8" to 1 ½" ceiling thickness • Can be removed from below the ceiling for service or replacement.

LED LIGHT ENGINE:
LEDs are integrated to one piece high purity aluminum, thermally conductive housing to provide uninterrupted heat transfer to ensure long life of the LED Switchable white color temperature from 2700K, 3000K, 3500K, 4000K, 5000K • 90 CRI minimum • Color accuracy within 4 step McAdams Ellipse at the end CCT (2700K and 5000K), within 6 step McAdams Ellipse in the middle CCT (3000K, 3500K, and 4000K) • Dimming 100% to 10% with most standard incandescent dimmers (see list of approved dimmers).

DRIVER:
Connect directly to 120V Class-2 (CAN ICES-005 (B) / NMB-005 (B)) LED driver. 120V 60 Hz constant current driver provides noise free operation • IC rated driver with convenience of a switch to choose between three lumen output settings (Low/Medium/High) • The isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14 gauge insulated conductor or (4) 12 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly • 2" plenum space required for the installation of the WF6; 3"plenum space required for the installation of the WF4 driver box • Suitable for installation in t-grid and drop ceiling applications with universal new construction pan.

OPTICAL SYSTEM:
Back-lit LED technology uses light guided plate to distribute light • Polycarbonate lens provides even illumination throughout the space • Efficient system that can produce over 1100 lumens while using 14.5W with the WF4 and over 1300 lumens while using 16W with the WF6 • Replaces 65W incandescent (WF4) and 75W incandescent (WF6).

LIFE:
Rated for 50,000 hours at 70% lumen maintenance.

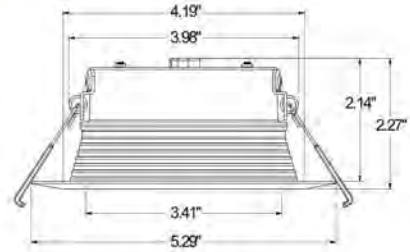
LABELS:
CSA certified to US and Canadian safety standards • ENERGY STAR® certified product • Suitable for wet location, covered ceiling • Air-Loc certified in accordance with ASTM E283-2004 • NOM Certified • Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements • U.S. Patent No. 10,681,784.

TESTING:
All reports are based on published industry procedures; field performance may differ from laboratory performance.

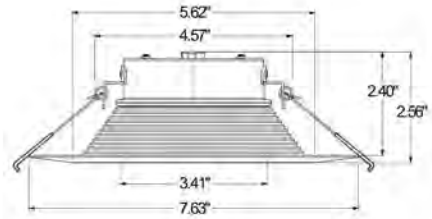
WARRANTY:
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

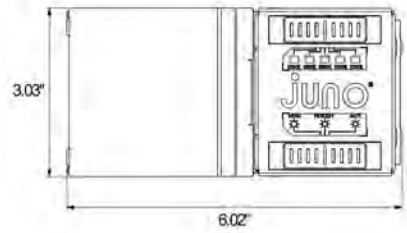
Dimensions

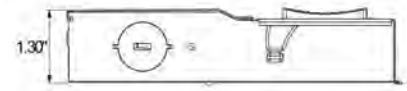


WF4



WF6





PERFORMANCE DATA

	WF4 DREG SWW5	WF6 DREG SWW5
Input Voltage	120V	120V
Input Power Typical	14.5W (+/-5%)	16W (+/-5%)
Frequency	60 Hz	60 Hz
EMI/RFI	FCC Title 47, Part 15 Class B (consumer)	FCC Title 47, Part 15 Class B (consumer)
Minimum Starting Temp	-40°F (-40°C)	-40°F (-40°C)

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C.

© 2022-2024 Acuity Brands Lighting, Inc. All rights reserved. Rev. 07/22/24

NEWPORT
ER72410
STEP LIGHTS

PROJECT

DESCRIPTION

This exterior recessed light is a classic, rectangle-shaped 10 inch long die-cast aluminum recessed light and utilizes LED light sources. The housing is designed to light an exterior or interior staircase or any other area that calls for a lighting from a concealed aperture. Choose from black or gray powder coat. Requires either back-box with fixture ER72410-MBOX (Dry Location) or ER72410-CBOX(Wet Location). Back-box sold separately.

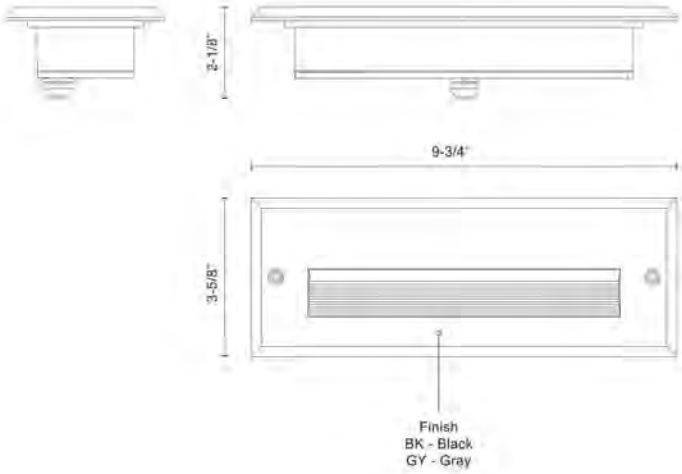
ER72410-BK
Black

ER72410-GY
Gray

SPECIFICATION DETAILS

Fixture Dimensions	W9-3/4" x H3-5/8" x E2-1/8"
Light Source	AC LED Module
Wattage	9W
Total Lumens	600lm
Delivered Lumens	BK-200lm; GY-400lm*;
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available. Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Illumination Direction	Down
Mounting Style	Wall Mount, Down Only
Material	Aluminum
Glass Details	Frosted Glass
Back Box Details	ER72410-CBOX (Wet Location) (Sold Seperately); ER72410-MBOX (Dry Location) (Sold Seperately);
ADA Compliant	Yes
Location	Wet
Paint Finish	BK02; GY01;

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty



KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCOLIGHTING.COM

© 2024 KUZCO LIGHTING. ALL RIGHTS RESERVED.

COMMENT

Intertek

ASPEN 26 OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
- Universal 120-277 volt driver with integral transient surge protection at 2.5KV per American National Standard (ANSI) and IEEE standards.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- This item is made of natural brass. It is a living finish that will patina and warm with age which adds richness. If it gets an uneven patina or spots, a brass cleaner can restore the finish.

Brass (Alt Lit)

LAMPING

Wall Sconce needs to be mounted with a full size junction Box. Not compatible for pancake box installation.

Charcoal | Bronze | Brass (Alt Lit) | Brass (Alt Unlit)

To view all available finish options, please visit techlighting.com

ORDERING INFORMATION

700OWASP	CRI	COLOR TEMP	LENGTH (A)	LENS (A)	FINISH	VOLTAGE	OPTIONS
	9 90 CRI	30 3000K	26 26"	D DIFFUSER	B BLACK	UNV 120-277V UNIVERSAL	NONE
					H CHARCOAL		LF IN-LINE FUSE
					NB NATURAL BRASS		LFSP IN-LINE FUSE, SURGE PROTECTION
					Z OUTDOOR BRONZE		SP SURGE PROTECTION

700OWASP _____ _____ _____ _____ _____ _____ _____

JOB NAME _____

NOTES _____

© 2019 Tech Lighting, L.L.C. All rights reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C.
Tech Lighting reserves the right to change specifications for product improvements without notification.

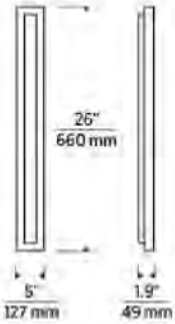
7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

ASPEN 26 OUTDOOR WALL

VISUAL COMFORT & CO

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum or Brass
SHADE MATERIAL	Acrylic
NET WEIGHT	7 lbs
HEIGHT	26in
WIDTH	1.9in
LENGTH	5in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		1060		
WATTS		37.9		
MAX WATTAGE PER BULB				
		Universal 120V-277V 0-10, ELV		
CCT		3000K		
CRI		90 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads#dimming
** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

© 2019 Tech Lighting, L.L.C. All rights reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C.
Tech Lighting reserves the right to change specifications for product improvements without notification.

7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

STRUT OUTDOOR PATH

VISUAL COMFORT & CO.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. appropriate for commercial use.
- Path features a 12V driver with optional magnetic low voltage transformer (sold separately).
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
- 5-year Warranty. Go to www.techlighting.com for warranty details.

Charcoal

Bronze Black Charcoal

LAMPING

ORDERING INFORMATION

700OASTR	CRI	COLOR TEMP	LENGTH (A)	LENS (A)	FINISH	VOLTAGE	OPTIONS
	9 90 CRI	27 2700K 30 3000K	18 18"	D DIFFUSER	B BLACK Z BRONZE H CHARCOAL	12 12V	CONCRETE MOUNT ST STAKE MOUNTING KIT

700OASTR _____ _____ _____ _____ _____ _____ _____

JOB NAME _____

NOTES _____

© 2019 Tech Lighting, L.L.C. All rights reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C.
Tech Lighting reserves the right to change specifications for product improvements without notification.

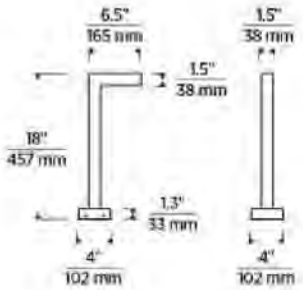
7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

STRUT OUTDOOR PATH

VISUAL COMFORT & CO

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	
NET WEIGHT	4 lbs
HEIGHT	18in
WIDTH	4in
LENGTH	6.5in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		693		
WATTS		14.6		
MAX WATTAGE PER BULB		14.6W		
		12V MLV		
CCT		2700K 3000K		
CRI		90 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads#dimming
** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

© 2019 Tech Lighting, L.L.C. All rights reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C.
Tech Lighting reserves the right to change specifications for product improvements without notification.

7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

VEX 5 OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- For up- and down-light option, light direction is independently controlled. Symmetric or asymmetric beam angles can be set from 10° - 120° with simple tool-free adjustment.
- Angle markers ensure consistent and precise aiming and adjustment from fixture to fixture.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. appropriate for commercial use.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. suitable and safe for commercial use).
- The LED Driver is housed within the junction box. (L. 3.3" | W. 1.6" | H. 1")

Black 3/4

LAMPING

Black | Black 3/4 | Charcoal | Charcoal 3/4

To view all available finish options, please visit techlighting.com

ORDERING INFORMATION

700OWVEX	CRI	COLOR TEMP	LENGTH (A)	FINISH	FUNCTION	VOLTAGE
	9 90 CRI	27 2700K 30 3000K	4 4"	B BLACK Z BRONZE H CHARCOAL W WHITE	DO DOWNLIGHT ONLY UPLIGHT & DOWNLIGHT	UNV 120-277V

700OWVEX _____ _____ _____ _____ _____ _____

JOB NAME _____

NOTES _____

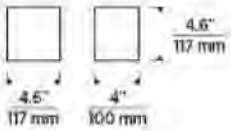
© 2019 Tech Lighting, L.L.C. All rights reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C.
Tech Lighting reserves the right to change specifications for product improvements without notification.

7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

VEX 5 OUTDOOR WALL

VISUAL COMFORT & CO

SPECIFICATIONS



PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	
NET WEIGHT	2.4 lbs
HEIGHT	4.6in
WIDTH	4in
LENGTH	4.6in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	

LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		291.0 554		
WATTS		9.2 18.7		
MAX WATTAGE PER BULB				
		Universal 120V-277V 0-10, ELV, TRIAC 120V 0-10, ELV, TRIAC		
CCT		2700K 3000K		
CRI		90 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads#dimming
** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

© 2019 Tech Lighting, L.L.C. All rights reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C.
Tech Lighting reserves the right to change specifications for product improvements without notification.

7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

EXHIBIT D

Inclusionary Housing Plan

CITY OF HIGHLAND PARK
1150 Half Day Road
Highland Park, IL 60035
phone: 847/ 432-0867 fax: 847/432-0964
www.cityhpil.com

Date Received: _____

INCLUSIONARY HOUSING PLAN
(Attach additional sheets as needed)
Must be reviewed by Housing Commission prior to City Council approval of Development Agreement

Development Name: 734 Central Condominiums

Address: 734 Central Ave.

1. Development Type (check applicable housing types)
   - Single Family Detached ____
   - Condominium X
   - Town Home ____
   - New Construction ____
   - Rehab of Existing Units ____
   - Conversion of Existing Units ____

2. Planned Unit Development
   - Yes X
   - No ____

3. Total Number of Units 11
   - Number of market rate units prior to density bonus 9
   - Number of market rate bonus units 1.5
   - Number of affordable units 1.8

4. Please attach a copy of the site plan showing the location of each affordable unit in relation to the market rate units. (Note: If development is a PUD, the approved site plan will be deemed to be incorporated herein.)

5. Will the project be developed in phases? Yes ____ No X
   If yes, please describe the phasing and construction schedule.

   _____
   _____
   _____
   _____

6. Please attach a copy of the floor plan for each affordable unit. (Note: You may provide one floor plan to the extent the affordable units are identical.)

SQUARE FOOTAGE AND BEDROOM COUNT

Unit 2A
2698 sf
2 Bed + Study

Unit 2B
3045 sf
3 Bed + Study

Unit 2C (Inclusionary)
1290 sf
2 Bed

Unit 3A
2446 sf
2 Bed + Study

Unit 3B
2217 sf
2 Bed + Study

Unit 3C
2346 sf
2 Bed + Study

Unit 4A
2446 sf
2 Bed + Study

Unit 4B
2217 sf
2 Bed + Study

Unit 4C
2346 sf
2 Bed + Study

Unit 5A
2680 sf
2 Bed + Study

Unit 5B
2804 sf
3 Bed +Study

734 CENTRAL AVENUE – AFFORDABLE UNIT PLAN

Applicant: Platinum Premier Homes
1456 W. Fullerton
Chicago, Illinois 60614
(708) 772-1977
patick@platinumhomeschicago.com

LOCATION OF PROPERTY

The downtown commercial uses to the east, north and south. Multi-family building to the west.

STATEMENT OF OWNERSHIP

The applicant is the contract purchaser of the property.

MARKETING PLAN

1. The project will comply with the Inclusionary Housing Ordinance and one affordable unit ("Affordable Unit") will be supplied on-site.
2. From the date of the occupancy permit, the developer will make efforts to promote and market the Affordable Unit.
3. The developer will work with CPAH to market and sell the Affordable Unit.

COMPARISION TO THE MARKET RATE UNITS

The market rate units and the Affordable Unit will be substantially similar with regard to finishings except for the unit size and appliances. The market rate units will be offered with one or two parking spaces and the Affordable Unit will include one parking space. There will be one storage locker included both for the market rate units and the Affordable Unit. The Affordable Unit will have the following appliances:

FRIDGE: RS36A72J1N -Fisher and Parker

RANGE: HGS8655SS - Bosch

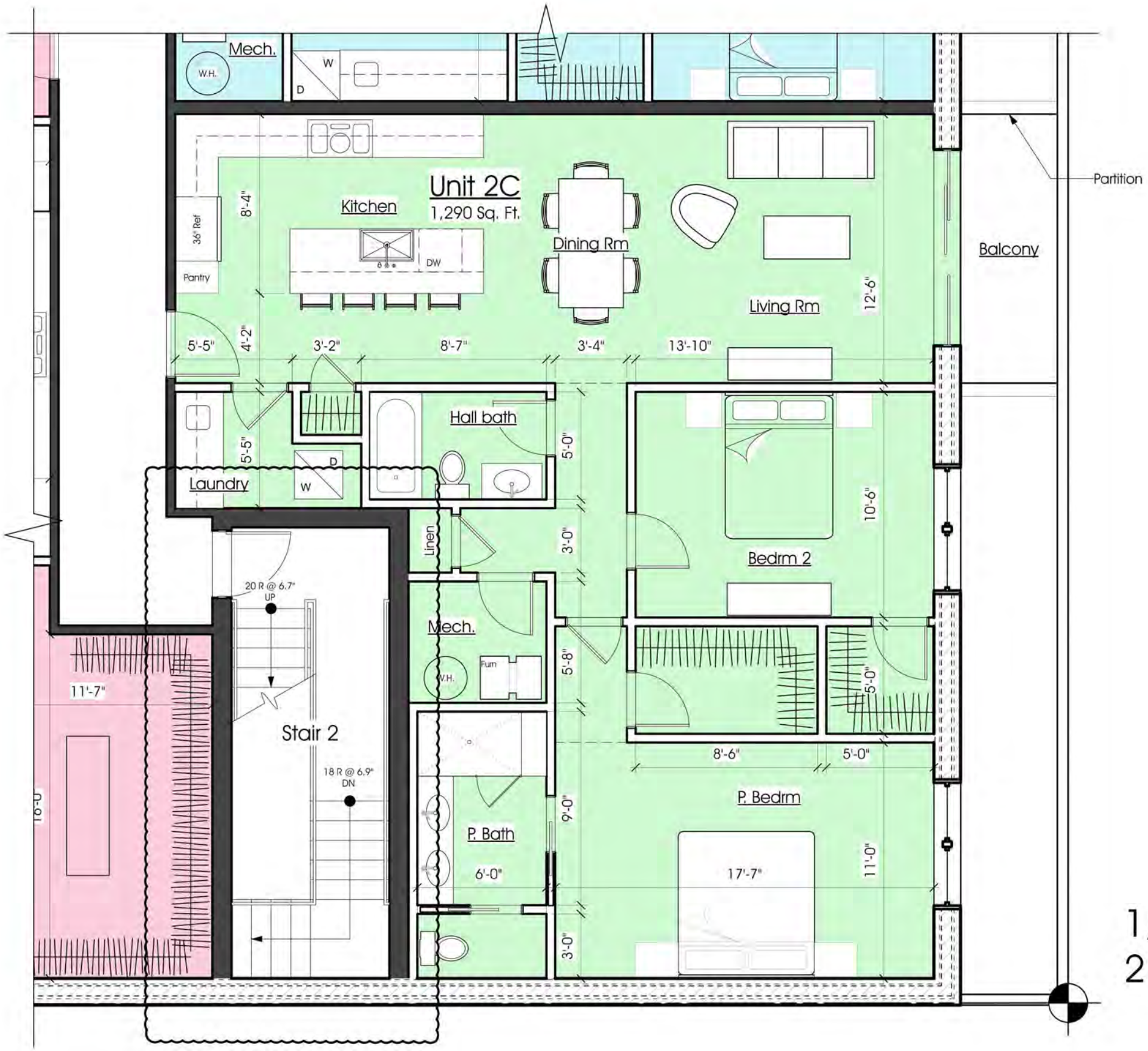
HOOD: HBN1306SS - Best

DISHWASHER: SHV78CM3 - Bosch

MICROWAVE: SMD2489ESS - Sharp

WASHER: WM4000HWH - LG

DRYER: DLGX4001WH
STACKING KIT: KSTK4 - LG



Inclusionary Unit

Scale: 3/16" = 1'-0"

March 26, 2025

1,290 Sq. Ft.

2 Bed, 2 Bath

Condo Building for

Platinum Homes of Chicago

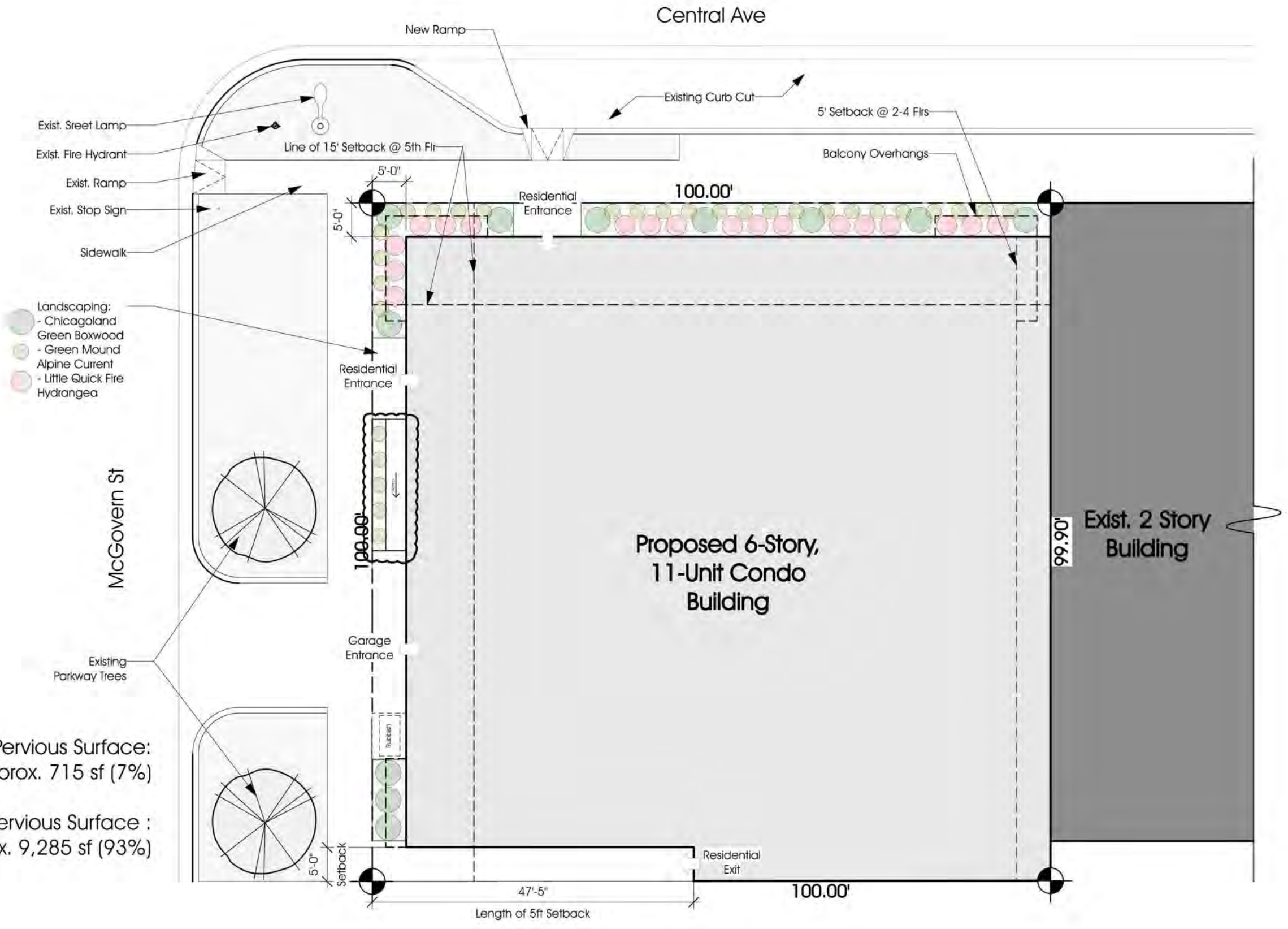
734 Central Ave

Highland Park, IL

kipnis ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956



Site Plan

Scale: 1/16" = 1'-0"

March 26, 2025

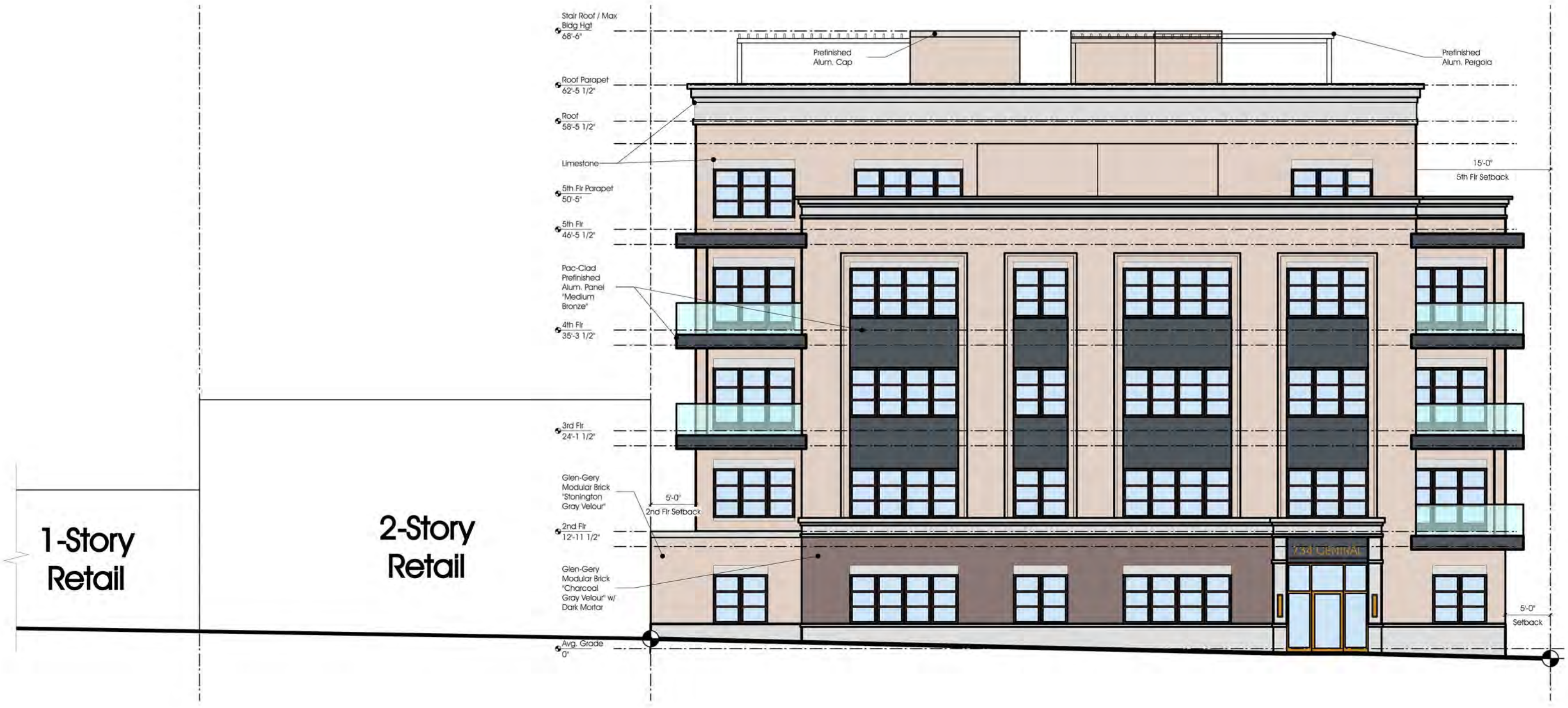
Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | 1847 864 0956



Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

North Elevation - Central Ave

Scale: 3/32" = 1'-0"

March 26, 2025

kipnis ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

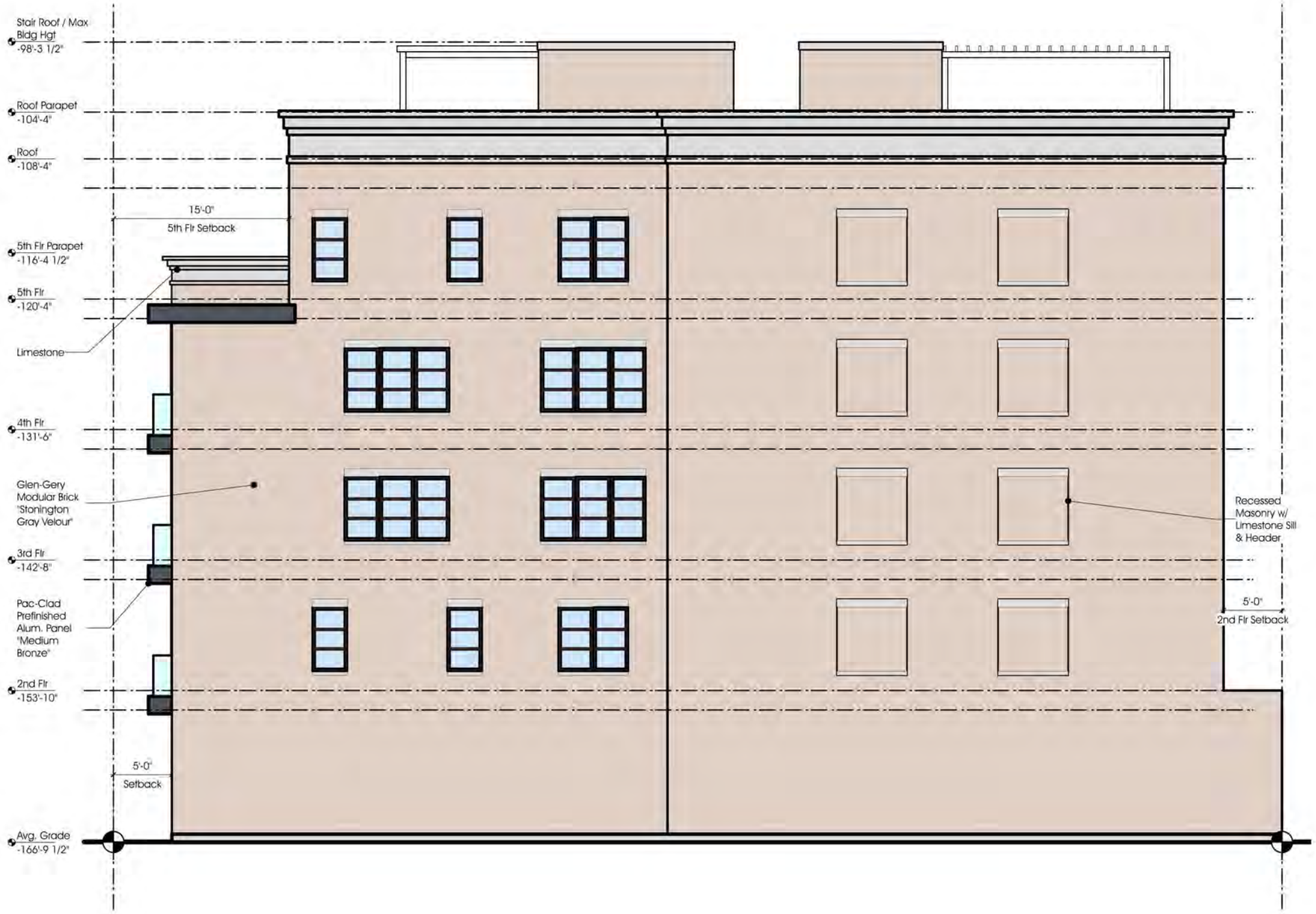
Highland Park, IL

East Elevation

Scale: 3/32" = 1'-0"

March 26, 2025

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956



Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

South Elevation

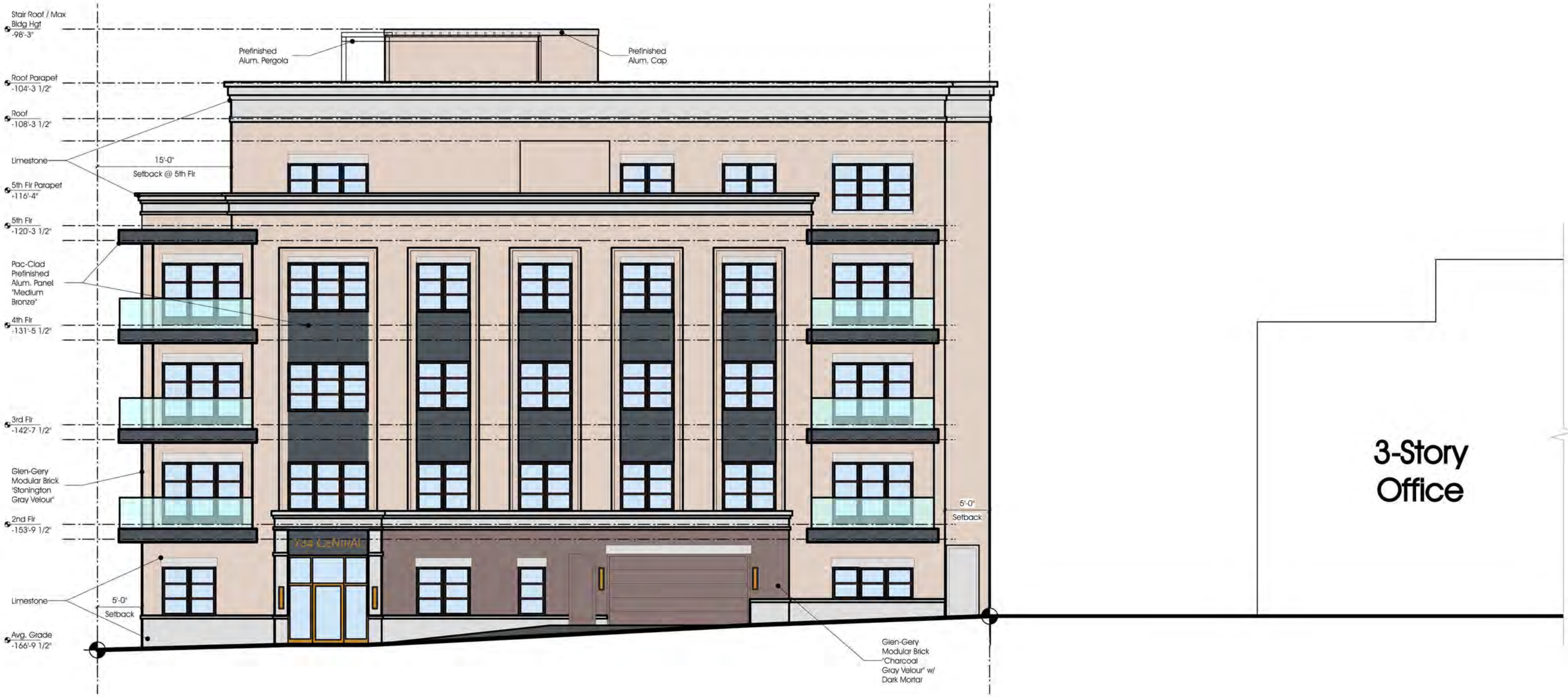
Scale: 3/32" = 1'-0"

March 26, 2025

kipnis ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956



Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

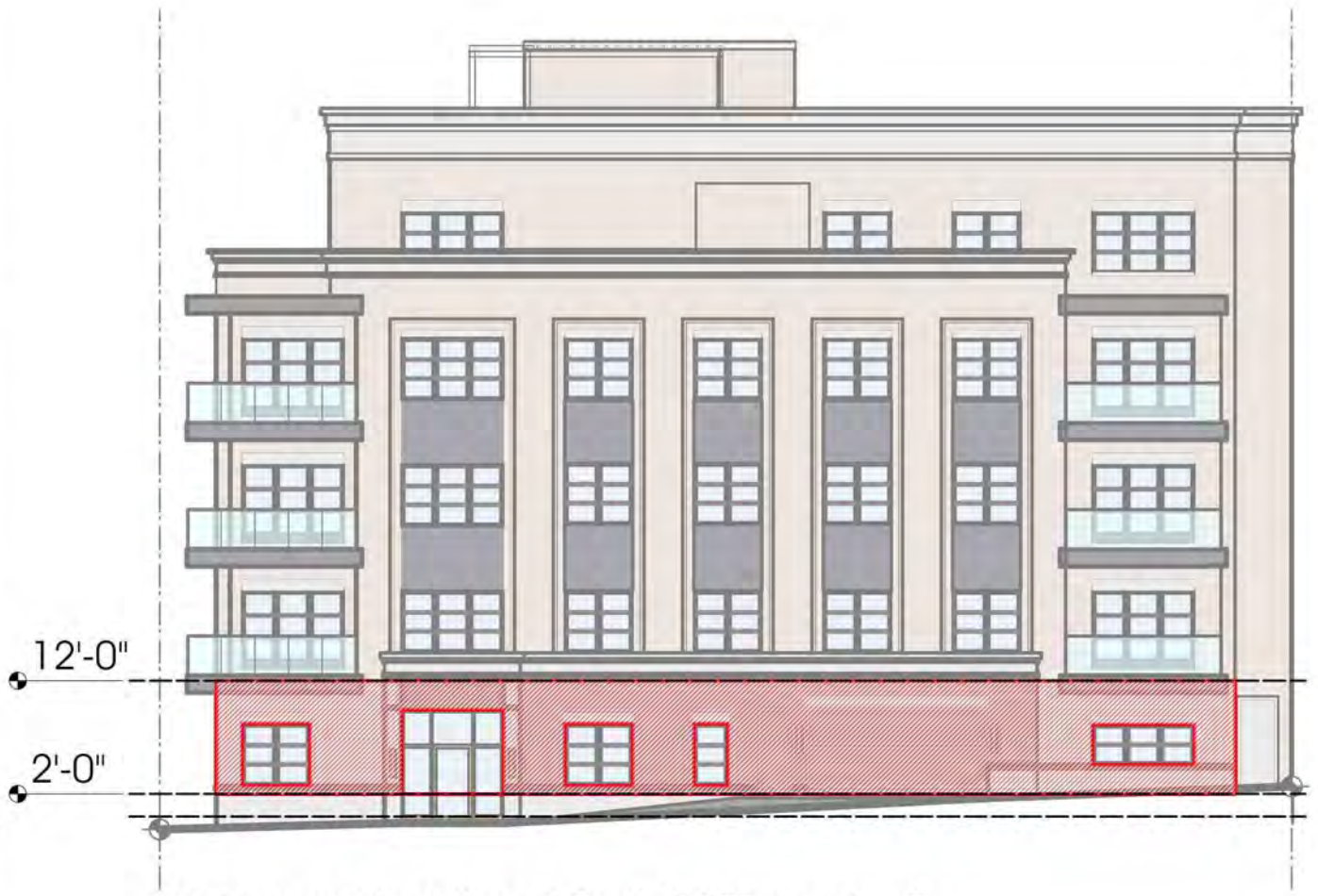
West Elevation - McGovern St

Scale: 3/32" = 1'-0"

March 26, 2025

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

Central Elevation - North: (20% required)
331.3 Sq. Ft. Glazing / 947 Sq. Ft. (35% provided)



McGovern Elevation - West: (20% required)
181.9 Sq. Ft. Glazing / 900 Sq. ft. (20.2% provided)

Condo Building for
Platinum Homes of Chicago
734 Central Ave
Highland Park, IL

Transparency Diagrams

Scale: 1/16" = 1'-0"
March 26, 2025

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

734 Central

McGovern House

Central Ave Street Elevation

N.T.S.

March 26, 2025

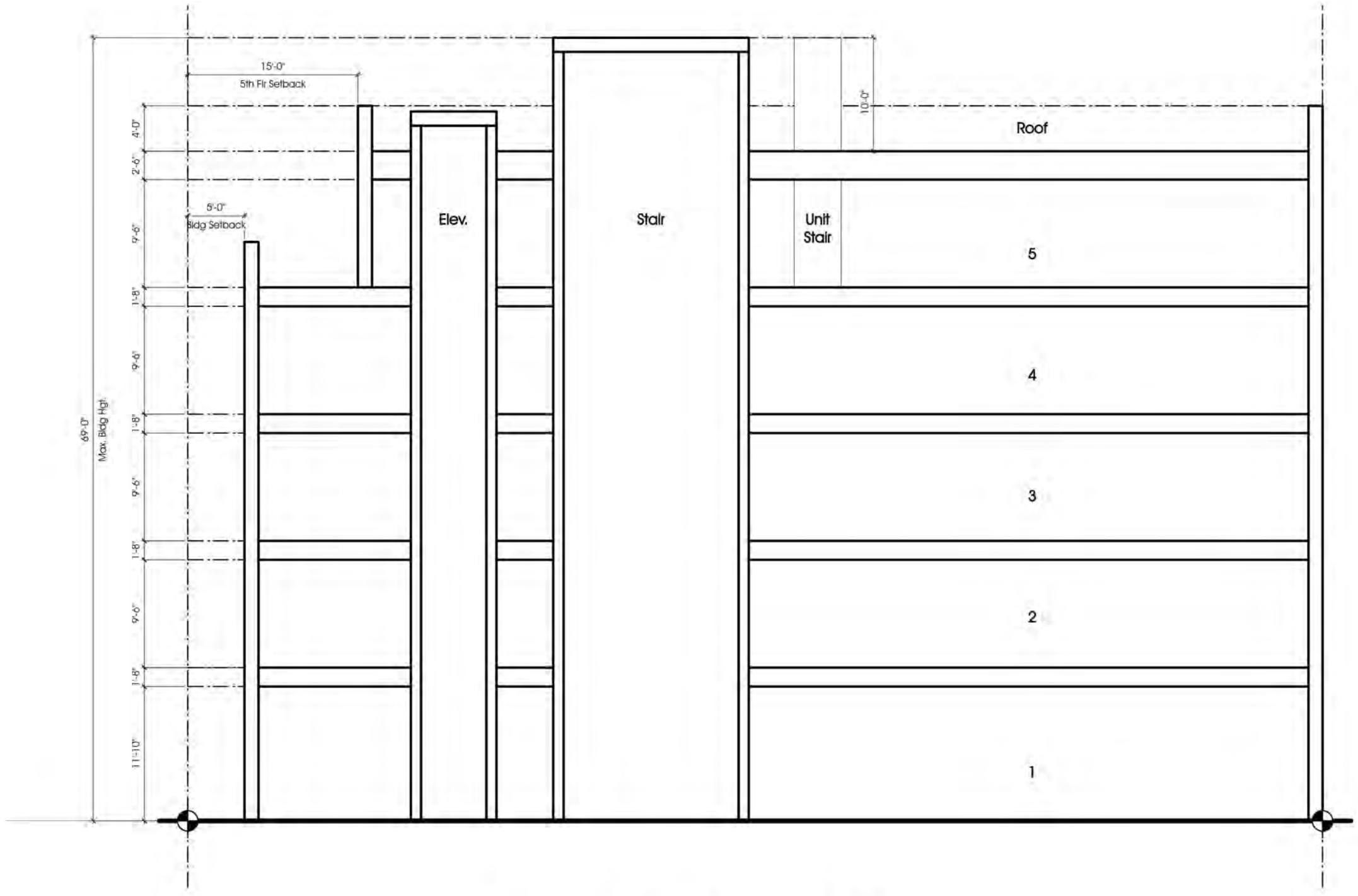
Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956



N-S Building Section

Scale: 3/32" = 1'-0"

March 26, 2025

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847.864.9680 | 847.864.0966

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

Corner Rendering

March 26, 2025

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

Central Ave Rendering

March 26, 2025

kipnis ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

McGovern Ave Rendering

March 26, 2025

kipnis ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

McGovern Ave Rendering - South

March 26, 2025

kipnis ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956

Condo Building for

Platinum Homes of Chicago

734 Central Ave

Highland Park, IL

Aerial Rendering

March 26, 2025

kipnis
ARCHITECTURE+PLANNING
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

DRAFT FINDINGS OF FACT
For a Final Planned Development

For Public Hearing for a Special Use Permit in the Nature of a Final Planned Development for a Multifamily Development at 734 Central Ave., including Modifications to City Code, and Final Plat and Design Review.

Pursuant to Section 150.530(H)(3): The Plan and Design Commission shall not recommend approval of a proposed Planned Development and Preliminary Development Plan except upon making all findings of fact required pursuant to Section 150.1404 of this Chapter, and as follows:

a) That the Planned Development conforms to the goals and objectives of the Master Plan, and to the standards and requirements of this Article, including, without limitation, Section 150.520 of this Article;

b) That the proposed Planned Development contains no more residential dwelling units than permitted pursuant to the subdivision sketch plan submitted in accordance with Section 150.525(A)(8) of this Article, as may be adjusted pursuant to Section 150.510(D) of this Article; and

c) That the Planned Development provides a public benefit, if required pursuant to Section 150.515 of this Article.

Findings of Fact consistent the requirements in Section 150.530(H)(3) are provided below:

Pursuant to Section 150.1404, the Plan & Design Commission or the City Council, as the case may be, shall not recommend or grant a special use permit be issued unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

(1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

Finding**:** The Commission finds that the proposed multi-family planned development will not be detrimental to or endanger the public health, safety, or general welfare. The project utilizes existing rights-of-way for access. The building is designed in a manner consistent to the adjacent uses. The project takes access off of the lower order street it fronts on.

(2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;

Finding**:** The Commission finds that the planned development is within the density allowance and therefore the proposal is in harmony with the appropriate, orderly development of the zoning district in which it is located. The Commission finds the height modification is acceptable based on the B4-4 and B4-5 allowances and the undersize status of the subject property, as well as nearby

existing development heights. The Commission has reviewed the expansion on the sixth story roof structures and finds the modification is acceptable.

(3) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;

Finding: The Design Commission finds that the planned development will not be injurious to properties in the immediate vicinity of the subject property. The property has been in a commercial zoning district for many years, which permits commercial land uses and multi- uses. The modifications requested (pending review of exterior lighting) make sense given the denser and more urban nature of this downtown adjacent mixed-use zoning district and location along a higher order street.

(4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;

Finding**:** The Commission finds that the nature and size of the development will not impede or discourage the development or use of adjacent land. The multifamily land use building are consistent with the B4-4 and B4-5 zoning districts (including the modifications proposed).

(5) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;

Finding: The Commission finds that adequate utilities, access roads, and drainage will be provided within the final engineering plans.

(6) Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;

Finding**:** The Commission finds that the planned development is providing all off-street parking facilities required by Article 8 of the Zoning Code. The Commission grants the 15% transit reduction due to proximity to the bus stop. The Commission finds the 20 spaces proposed (as opposed to the 21 for preliminary) is acceptable and still complies with code with the 15% transit reduction.

(7) The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;

Finding**:** The Plan & Design Commission finds that the planned development conforms to the regulations of the zoning district and the applicable provisions in other Articles of Chapter 150 with the following modifications:

- To the height requirements:
  - 51’ and four stories is the maximum height limit.
    - 69’ and six stories are proposed.
  - Total height relief is: 18 total feet of height relief and two stories.

- An additional 15' stepback, of which only 4.67' has been provided, is needed for the sixth story; 10.33' of relief.
- The Commission finds this is met with the expansion that occurred in the final plan set.

- Relief to the traffic vision requirements for a corner lot.
- Per Sec. 150.804(C)(4)(a) the Applicant has requested a 15% off-street parking reduction based on proximity to transit.
- Landscaping relief – Applicant has not provided five shade or ornamental trees that are required.
- A modification to Sec. 150.520(M) is required, as the proposed setback to the building to the east is 0'[1].
- Exterior Lighting Modification. A modification from Section 150.605(A) of the Zoning Code to increase the maximum permitted foot-candles at the property line of the Property at the three pedestrian entrances of the Property, as depicted in Exhibit E of the Preliminary Resolution, to up to 7.5 foot-candles at the north pedestrian entrance, to up to 7.8 footcandles at the northwest pedestrian entrance, and to up to 2.4 foot-candles at the southwest pedestrian entrance.
- Ground Floor Parking Coverage. A modification from Section 150.808(I)(1) of the Zoning Code to increase the maximum coverage limit of the ground floor frontage for off-street parking spaces within the Proposed Development, from 40% of the front 40 feet of the Proposed Development to 59.8%.

~~Exterior lighting is still under review. Sec. 150.808(I)(1) & (6) regarding percentage of parking within 40' of front lot lines and screening proposed for the ground floor parking area along the front property lines is still under review.~~

(8) There is reasonable assurance that the special use will be completed and maintained as and if authorized; and

Finding**:** The Commission finds reasonable assurance that the Planned Development amendment will be built and maintained as authorized.

(9) The special use shall comply with all applicable requirements set forth in this Chapter.

Finding: The Commission finds that the proposed planned development meets the requirements of the Zoning Code with acceptable modifications.

150.530(H)(3)(a): That the Planned Development conforms to the goals and objectives of the Master Plan, and to the standards and requirements of this Article, including, without limitation, Section 150.520 of this Article

Objectives of the Master Plan
Finding: The Commission finds the proposed development conforms to the goals and objectives of the Central Business District Plan[2]. The project integrates residential living opportunities in the Central District (Page III-18).

[1] The project must comply with relevant building codes regarding construction along a 0' lot line setback.
[2] Central District Plan (May 2001).

Pursuant to Section 150.520 of the Code, the applicant for a Planned Development must demonstrate that the proposed Planned Development satisfies and incorporates, to the greatest extent practicable, the following site design standards:

(A) **Protection of the Public Health, Safety, and Welfare. The uses and structures within the Planned Development shall be compatible with one another, in that they are designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.**

Finding**:** The Commission finds that the planned development is designed and located in a manner that will not impact the public health, safety, and welfare. Further, the proposed multifamily land use is permitted in the zoning district and developed at a density and built form consistent with the underlying zoning, with the bulk modifications requested.

(B) **Preservation of Environmentally Sensitive Areas.**

(1) No development shall occur in any Environmentally Sensitive Area located on the subject property, except upon approval of a modification therefore, in accordance with Section 150.510(B) of this Article.

Finding**:** The Commission finds that the no portion of the development is located in an Environmentally Sensitive Area.

(2) Environmentally Sensitive Areas located on the subject property may be included as common open space within a Planned Development, upon either (a) identification of such areas on the plat of subdivision as a separate lot or lots, or (b) recordation by the applicant of a conservation easement or similar restriction that ensures the preservation of such areas, in perpetuity, from future development.

Finding**:** The Commission finds that there are no Environmentally Sensitive Areas located on the subject property and this standard does not apply.

(C) **Historic Resources. The Planned Development shall preserve all (1) locally designated landmarks, and (2) properties, structures, areas, objects, and landscapes determined to be historically significant by the Historic Preservation Commission in accordance with Chapters 24 or 170 of the Code.**

Finding**:** The Commission finds that this standard is not applicable to the proposed development as the Historic Preservation Commission has made no finding of the presence of historically significant resources on the development site.

(D) **Clustering New Development. The Planned Development shall preserve the structures, landscapes, scenic view sheds, and other natural and historic features of the subject property, through (i) clustering of lots or building pads, (ii) adaptive reuse of existing structures, and (iii) the protection of designated open space from development; provided, however, that clustering of development shall not be required upon a demonstration by the applicant, to the satisfaction of the Plan & Design Commission and the City Council, that there are no features on the subject property worthy of preservation, or that those features worthy of preservation will be more effectively preserved by not clustering development.**

Finding**:** The Commission finds that the site is in a zoning district adjacent to downtown and in a mixed-use location. The project proposes five feet foundation plantings. The site is already developed with a building and parking lot.

(E) Location of Structures. All structures to be located within the Planned Development shall (1) be related harmoniously to the terrain and to existing structures in the vicinity of the subject property, and (2) have a visual relationship to existing nearby structures;

Finding: The Commission finds that the proposed building is harmonious to the existing structures in the vicinity and has a visual relationship with nearby structures, or will be harmonious in the future given zoning bulk regulations and future development.

(F) Environmental Quality and Responsible Design. The Planned Development shall be consistent with the City of Highland Park Environmental Policy and with the City of Highland Park Checklist for Environmentally Responsible Design and Construction. The applicant may demonstrate consistency with standards established for site design and building construction practices by referencing known sustainable development and green architecture rating systems.

Finding**:** The Commission finds that the planned development satisfies this standard.

(G) Preservation of Landscapes. The landscapes within the Planned Development shall be preserved in their natural states, insofar as practicable, by minimizing tree and soil removal. All proposed grade changes shall be consistent with the general appearance of neighboring developed areas.

Finding: The Commission finds that the planned development satisfies this standard, as the site is a redevelopment of an existing building and parking lot.

(H) Schools, Parks, and Public Facilities. The Planned Development shall not impose an undue burden on parks, recreational areas, schools, or other public facilities that serve or are proposed to serve the Planned Development.

Finding: The Commission finds that the planned development will introduce 11 new residential multi-family units to the district. No evidence was presented at the public hearings indicating the development will impose an undue burden on parks, recreational areas, schools, or other public facilities.

(I) Relationship and Connection to Adjoining Land. The Planned Development shall not be designed as an enclave separate from adjacent properties, unless existing development patterns, natural features, and/or topographic conditions prevent vehicular or pedestrian access connections to adjacent properties. In order to achieve connectivity to adjoining land, all lots, streets, sidewalks and/or paths within a Planned Development shall be designed, to the extent practicable, to allow for the continuation of such existing or proposed features to adjoining areas. New streets, sidewalks, and/or paths located within a proposed Planned Development shall be constructed and installed to the boundaries of the proposed Planned Development if the City Council determines, in its sole discretion, that the proposed Planned Development adjoins land with the potential of being subdivided or re-subdivided.

Finding: The Commission finds that the planned development incorporates connectivity to surrounding areas. Access to sidewalks is provided and the building has one entrance per frontage.

(J) **Setbacks from the Periphery of the Planned Development. The required front, rear, and side yards along the periphery of the Planned Development shall be of a size not less than the greater of (1) the minimum front, rear, and side yard requirements of the underlying Zoning District in which the Planned Development is located, and (2) the minimum front, rear, and side yard requirements of the adjacent Zoning District.**

Finding: The Commission finds the planned development meets the setbacks except the modification in the PUD code for 15' setback to existing or new proposed buildings on the subject or adjacent properties. The Commission finds that the bundling shall be built in a building code compliant manner where located 0' or otherwise.

(K)

***Upper-store Building Design.* Stories of new building and additions to existing buildings that exceed the maximum non-planned development height for the RO, B4-4, B4-5, B4-6, B4-BG, or B5 Zoning Districts, as established in Sections 150.704(A) and 150.705(A) of this Chapter, must be designed to reduce the apparent overall bulk of the building by providing or incorporating all of the following features and considerations:**

An upper-story step-back of 15 feet shall be provided along the front property line for each additional story of building height.

(2) To avoid overly regimented building, the forms of the façade of the building adjacent to a front lot line should be designed to provide variation in modulation, finish materials, and fenestration in order to create attractive buildings.

(3) Upper-story step-backs should incorporate decks and/or balconies.

(4) Landscaping should be incorporated within the upper-story step-backs to help soften building forms, either in planters, outdoor plazas, balconies, or other similar features.

(5) Upper-story step-backs may be reduced, but not eliminated, if an equal amount of public open space is provided at ground level of the Planned Development.

(6) Building design shall incorporate integrating usable floor space within architectural roof forms and using other design techniques, as depicted in Figure 150-5-1 of this Article.

Finding: The Applicant has requested certain stepback relief as listed and the Commission finds that acceptable.

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Font: Bold

(~~K~~L) Functional and Mechanical Features. Exposed storage areas, trash containers, recycling container space, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be (1) identified on the site plan required pursuant to Section 150.525(A)(9) of this Chapter, (2) incorporated into common areas of the development, (3) made as unobtrusive as possible, and (4) designed, landscaped, and screened in accordance with the requirements set forth in Article XXII of this Chapter and of Chapter 176 of the Code.

Finding: The Commission finds that storage areas, trash containers, and related items will be located inside the proposed first floor. The Applicant must provide screening if rubbish container is proposed outside of the building.

(M~~L~~) Distance Between Buildings. The minimum horizontal distance between any two new buildings to be located on the subject property, or between any new building and an existing building (including building appurtenances), shall be not less than 15 feet; provided, however, that this Section 150.520(L) shall not apply to buildings that (1) share a common wall, and (2) have individual entrances and exits.

Finding: The Commission finds the Applicant requests a modification to the east property line.

(~~M~~N) Surface Water Drainage. In accordance with the storm water management regulations set forth in Article XVIII of this Chapter, surface drainage systems serving the subject property shall be designed to prevent surface waters from adversely affecting neighboring properties or the public storm water drainage system. Surface water in all paved areas shall be collected at intervals so as to prevent obstruction of the flow of vehicular or pedestrian traffic. The design of the storm water management system shall enhance natural storm water storage areas such as high-quality aquatic resources and regulatory floodplains, and may incorporate natural storm water management techniques commonly referred to as low impact development techniques or best management practices.

Finding: The Commission found that the planned development will be constructed in accordance with the storm water management regulations established in the Highland Park City Code.

(~~N~~O) Ingress to and egress from the Planned Development shall be designed to (1) promote safe vehicular movements, (2) minimize traffic congestion in the public streets outside the Planned Development, and (3) facilitate the free flow of vehicular and pedestrian traffic within the Planned Development.

Finding: The Commission finds the proposed access is acceptable.A traffic impact analysis verified that the existing street network and nearby intersections have adequate capacity to accommodate traffic generated by this development.

(~~O~~P) Streets, Alleys, and Public Ways. The streets, alleys, and other public and private traffic thoroughfares located within the Planned Development shall conform to the applicable requirements set forth in Section 151.004 of the Subdivision Ordinance, as may be modified upon the recommendation of the Director of Public Works and the approval by the City Council. The City Council may, in its sole discretion, require that streets located within the Planned Development be stubbed in order to provide for future connections to adjacent developments.

Finding: The Commission finds that the planned development is not creating any new streets, alleys, or traffic thoroughfares. The interior parking area is adequate to provide safe, effective vehicular and pedestrian access within the development.

(~~P~~Q) Common Ownership or Control.

(1) During Development. During the development process and until such time that the development is turned over to an owners' association or equivalent entity, all common areas within buildings, common open space, landscaping, exterior maintenance areas, and all other exterior aspects of the development located within the proposed Planned Development shall be on a tract or tracts of land under common ownership or control.

Finding: The Commission finds the Applicant will have to verify this for Final PUD submission.

(2) Upon Completion of Development. The owners' association or equivalent entity, upon its establishment, shall be responsible for all obligations set forth in (a) the ordinance approving the Planned Development, adopted pursuant to Section 150.540(C) of this Article, (b) any associated development agreement pertinent to the Planned Development, and (c) the declaration of covenants, or similar recorded document, establishing the owners' association or equivalent entity.

Finding**:** The Commission finds the Applicant will have to verify this for Final PUD submission.

(R)
Additional Standards for Planned Developments That Include Residential Uses.
(1) Residential Density.

(a) Except as provided pursuant to Section 150.510(D) and Article 21 of this Chapter, the residential density of the Planned Development shall not exceed in number the maximum number of dwelling units that could be achieved through a conventional subdivision of the site, as demonstrated by the subdivision sketch plan described in, and required pursuant to, Section 150.525(A)(8) of this Article.

(b) Whenever a proposed Planned Development is located in more than one zoning district, the number of allowable dwelling units must be separately calculated for each portion of the proposed Planned Development that is in a separate zoning district. The combined total of all dwelling units calculated as allowable pursuant to this Section 150.520(Q)(1)(b) may be constructed and distributed within the entire Planned Development without concern for the respective zoning districts within which the Planned Development is located.

(c) Nothing in this Section 150.520(Q)(1) shall be deemed or interpreted as requiring the Plan and Design Commission to recommend, or the City Council to approve, a Planned Development that has equal to or less than the maximum number of dwelling units that could be achieved through a conventional subdivision as demonstrated by the subdivision sketch plan.

(2) Common Open Space. **Planned Developments located in any Residential District shall comply with the following additional standards: […]**

Finding: The Commission finds the density complies with the bulk regulations in Sec. 150.705. The Commission finds the Property is not in a Residential District and therefore does not have to meet(R)(2) for Common Open Space, as this requirement is not triggered.

(S)
Additional Standards for Certain Planned Developments in the B3 and I Zoning Districts.

Findings. The Commission finds this standard is not applicable as this property is not zoned B3 or I.

150.530(H)(3)(b): That the proposed Planned Development contains no more residential dwelling units than permitted pursuant to the subdivision sketch plan submitted in accordance with Section 150.525(A)(8) of this Article, as may be adjusted pursuant to Section 150.520(D) of this Article;

Finding: The Commission finds that the proposed development does not contain more residential dwelling units than permitted by Code.

150.530(H)(3)(c): That the Planned Development provides a public benefit, if required pursuant to Section 150.515 of this Article.

Finding: The Plan & Design Commission finds that the planned development requires modifications to the regulations of Chapter 150. Pursuant to Section 150.515, the development must provide a public benefit. The project is proposing the following:

Formatted: Font: Bold
Formatted: Font: Bold
Formatted: Indent: Left: 0.5", First line: 0.5"
Formatted: Font: Bold
Formatted: Font: Bold
Formatted: Font: Bold
Formatted: Font: Bold
Formatted: Font: Bold
Formatted: Font: Bold
Formatted: Font: 11 pt, Bold
Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: 1, 2, 3, … + Start at: 2 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"
Formatted: Underline
Formatted: Font: Bold
Formatted: Underline

- *In the Applicant's Statement (Attachment 1 in the Feb. 4 packet posting), the Applicant proposes a cash donation of $15,000 to the downtown streetscape improvement fund.*

Plat of Consolidation Review:

Section 151.004 Minimum Design Standards & Other Chapter 151 Requirements

Standard	*Requirement*	*Proposed*	*Notes*
lot shape	4 sides / 90 degree angles	lot is 4-sided w/ 90 degree angles	complies
lot depth	125'	one side is 99' and one side is 100' - this is an existing condition for the site area	Sub. Variation
zoning lot area	B4-5; none *	9,900 sq. ft.	complies
zoning width	B4-5; none	no min. requirement	complies
creation of nonconformities	none allowed	none proposed	complies
tableland	20% or more	complies	complies
frontage on a public street	frontage required	front on Central and McGovern	complies
no through lots	no through lots allowed	none proposed	complies
established property width average	no triggered	requirement is not triggered	complies
streets and alleys and pedesterian ways	ROW dedication not required	sidewalk being provided	complies
other public access use areas and facilities	no comments from PW	under PW review	under review
utility and drainage easements	new lots proposed	under PW review	under review
lot-in-depth standards	none proposed	not applicable	complies
Other Review Notes:			
flood plain	none	no flood plain on property	noted
required infrastructure improvements	See PW comments	See PW comments	under review
burial of utility lines	must comply & bury per Sec. 151.008(B)(7)	under review	under review
*Sec. 150.705 indicates 15,000 sq. ft. or 25,000 sq. ft.; however, per (c) development can occur below these lot sizes but per those specific regulations.			
*Also, the consolidation brings the site otherwise into conformance - the 9,900 sq. ft. site area is a pre-existing condition.			

- One subdivision variation is required to lot-depth. This is a pre-existing condition for the site.
- The Commission finds the variation requested meets the Sec. 151.009 requirements:
    - "Variations from these regulations shall not be granted as a right. However, the Plan Commission may recommend and the City Council may grant variations from the regulations contained in this Subdivision Code in specific cases which do not affect the general plan or the spirit of the Subdivision Code. Such recommendations shall be communicated to the City Council in writing."

Design Review:

- *The Commission finds the proposal complies with the standards of Article II Design Review Standards found within Chapter 176 Design Review, Sec. 176.205 and Sec. 176.210.*

Formatted: List Paragraph, Bulleted + Level: 1 + Aligned at: 0.25" + Indent at: 0.5", Don't keep with next, Don't keep lines together, Border: Bottom: (No border), Tab stops: Not at 0.5" + 1" + 1.5" + 6"

Formatted: Font color: Red

Formatted: Indent: First line: 0"

Formatted: Bulleted + Level: 1 + Aligned at: 0.25" + Indent at: 0.5"

DRAFT FINDINGS OF FACT
For a Final Planned Development

For Public Hearing for a Special Use Permit in the Nature of a Final Planned Development for a Multifamily Development at 734 Central Ave., including Modifications to City Code, and Final Plat and Design Review.

Pursuant to Section 150.530(H)(3): The Plan and Design Commission shall not recommend approval of a proposed Planned Development and Preliminary Development Plan except upon making all findings of fact required pursuant to Section 150.1404 of this Chapter, and as follows:

a) That the Planned Development conforms to the goals and objectives of the Master Plan, and to the standards and requirements of this Article, including, without limitation, Section 150.520 of this Article;

b) That the proposed Planned Development contains no more residential dwelling units than permitted pursuant to the subdivision sketch plan submitted in accordance with Section 150.525(A)(8) of this Article, as may be adjusted pursuant to Section 150.510(D) of this Article; and

c) That the Planned Development provides a public benefit, if required pursuant to Section 150.515 of this Article.

Findings of Fact consistent the requirements in Section 150.530(H)(3) are provided below:

Pursuant to Section 150.1404, the Plan & Design Commission or the City Council, as the case may be, shall not recommend or grant a special use permit be issued unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

(1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

Finding**:** The Commission finds that the proposed multi-family planned development will not be detrimental to or endanger the public health, safety, or general welfare. The project utilizes existing rights-of-way for access. The building is designed in a manner consistent to the adjacent uses. The project takes access off of the lower order street it fronts on.

(2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;

Finding**:** The Commission finds that the planned development is within the density allowance and therefore the proposal is in harmony with the appropriate, orderly development of the zoning district in which it is located. The Commission finds the height modification is acceptable based on the B4-4 and B4-5 allowances and the undersize status of the subject property, as well as nearby

existing development heights. The Commission has reviewed the expansion on the sixth story roof structures and finds the modification is acceptable.

(3) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;

Finding: The Design Commission finds that the planned development will not be injurious to properties in the immediate vicinity of the subject property. The property has been in a commercial zoning district for many years, which permits commercial land uses and multi- uses. The modifications requested (pending review of exterior lighting) make sense given the denser and more urban nature of this downtown adjacent mixed-use zoning district and location along a higher order street.

(4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;

Finding**:** The Commission finds that the nature and size of the development will not impede or discourage the development or use of adjacent land. The multifamily land use building are consistent with the B4-4 and B4-5 zoning districts (including the modifications proposed).

(5) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;

Finding: The Commission finds that adequate utilities, access roads, and drainage will be provided within the final engineering plans.

(6) Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;

Finding**:** The Commission finds that the planned development is providing all off-street parking facilities required by Article 8 of the Zoning Code. The Commission grants the 15% transit reduction due to proximity to the bus stop. The Commission finds the 20 spaces proposed (as opposed to the 21 for preliminary) is acceptable and still complies with code with the 15% transit reduction.

(7) The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;

Finding**:** The Plan & Design Commission finds that the planned development conforms to the regulations of the zoning district and the applicable provisions in other Articles of Chapter 150 with the following modifications:

- To the height requirements:
  - 51’ and four stories is the maximum height limit.
    - 69’ and six stories are proposed.
  - Total height relief is: 18 total feet of height relief and two stories.

- An additional 15' stepback, of which only 4.67' has been provided, is needed for the sixth story; 10.33' of relief.
- The Commission finds this is met with the expansion that occurred in the final plan set.

- Relief to the traffic vision requirements for a corner lot.
- Per Sec. 150.804(C)(4)(a) the Applicant has requested a 15% off-street parking reduction based on proximity to transit.
- Landscaping relief – Applicant has not provided five shade or ornamental trees that are required.
- A modification to Sec. 150.520(M) is required, as the proposed setback to the building to the east is 0'[1].
- Exterior Lighting Modification. A modification from Section 150.605(A) of the Zoning Code to increase the maximum permitted foot-candles at the property line of the Property at the three pedestrian entrances of the Property, as depicted in Exhibit E of the Preliminary Resolution, to up to 7.5 foot-candles at the north pedestrian entrance, to up to 7.8 footcandles at the northwest pedestrian entrance, and to up to 2.4 foot-candles at the southwest pedestrian entrance.
- Ground Floor Parking Coverage. A modification from Section 150.808(I)(1) of the Zoning Code to increase the maximum coverage limit of the ground floor frontage for off-street parking spaces within the Proposed Development, from 40% of the front 40 feet of the Proposed Development to 59.8%.

(8) There is reasonable assurance that the special use will be completed and maintained as and if authorized; and

Finding**:** The Commission finds reasonable assurance that the Planned Development amendment will be built and maintained as authorized.

(9) The special use shall comply with all applicable requirements set forth in this Chapter.

Finding: The Commission finds that the proposed planned development meets the requirements of the Zoning Code with acceptable modifications.

150.530(H)(3)(a): That the Planned Development conforms to the goals and objectives of the Master Plan, and to the standards and requirements of this Article, including, without limitation, Section 150.520 of this Article

Objectives of the Master Plan
Finding: The Commission finds the proposed development conforms to the goals and objectives of the Central Business District Plan[2]. The project integrates residential living opportunities in the Central District (Page III-18).

Pursuant to Section 150.520 of the Code, the applicant for a Planned Development must demonstrate that the proposed Planned Development satisfies and incorporates, to the greatest extent practicable, the following site design standards:

(A) Protection of the Public Health, Safety, and Welfare. The uses and structures within the Planned Development shall be compatible with one another, in that they are designed,

[1] The project must comply with relevant building codes regarding construction along a 0' lot line setback.
[2] Central District Plan (May 2001).

located, and proposed to be operated so that the public health, safety and welfare will be protected.

Finding**:** The Commission finds that the planned development is designed and located in a manner that will not impact the public health, safety, and welfare. Further, the proposed multifamily land use is permitted in the zoning district and developed at a density and built form consistent with the underlying zoning, with the bulk modifications requested.

(B) Preservation of Environmentally Sensitive Areas.

(1) No development shall occur in any Environmentally Sensitive Area located on the subject property, except upon approval of a modification therefore, in accordance with Section 150.510(B) of this Article.

Finding**:** The Commission finds that the no portion of the development is located in an Environmentally Sensitive Area.

(2) Environmentally Sensitive Areas located on the subject property may be included as common open space within a Planned Development, upon either (a) identification of such areas on the plat of subdivision as a separate lot or lots, or (b) recordation by the applicant of a conservation easement or similar restriction that ensures the preservation of such areas, in perpetuity, from future development.

Finding**:** The Commission finds that there are no Environmentally Sensitive Areas located on the subject property and this standard does not apply.

(C) Historic Resources. The Planned Development shall preserve all (1) locally designated landmarks, and (2) properties, structures, areas, objects, and landscapes determined to be historically significant by the Historic Preservation Commission in accordance with Chapters 24 or 170 of the Code.

Finding**:** The Commission finds that this standard is not applicable to the proposed development as the Historic Preservation Commission has made no finding of the presence of historically significant resources on the development site.

(D) Clustering New Development. The Planned Development shall preserve the structures, landscapes, scenic view sheds, and other natural and historic features of the subject property, through (i) clustering of lots or building pads, (ii) adaptive reuse of existing structures, and (iii) the protection of designated open space from development; provided, however, that clustering of development shall not be required upon a demonstration by the applicant, to the satisfaction of the Plan & Design Commission and the City Council, that there are no features on the subject property worthy of preservation, or that those features worthy of preservation will be more effectively preserved by not clustering development.

Finding**:** The Commission finds that the site is in a zoning district adjacent to downtown and in a mixed-use location. The project proposes five feet foundation plantings. The site is already developed with a building and parking lot.

(E) Location of Structures. All structures to be located within the Planned Development shall (1) be related harmoniously to the terrain and to existing structures in the vicinity of the subject property, and (2) have a visual relationship to existing nearby structures;

Finding: The Commission finds that the proposed building is harmonious to the existing structures in the vicinity and has a visual relationship with nearby structures, or will be harmonious in the future given zoning bulk regulations and future development.

(F) **Environmental Quality and Responsible Design. The Planned Development shall be consistent with the City of Highland Park Environmental Policy and with the City of Highland Park Checklist for Environmentally Responsible Design and Construction. The applicant may demonstrate consistency with standards established for site design and building construction practices by referencing known sustainable development and green architecture rating systems.**

Finding**:** The Commission finds that the planned development satisfies this standard.

(G) **Preservation of Landscapes. The landscapes within the Planned Development shall be preserved in their natural states, insofar as practicable, by minimizing tree and soil removal. All proposed grade changes shall be consistent with the general appearance of neighboring developed areas.**

Finding: The Commission finds that the planned development satisfies this standard, as the site is a redevelopment of an existing building and parking lot.

(H) **Schools, Parks, and Public Facilities. The Planned Development shall not impose an undue burden on parks, recreational areas, schools, or other public facilities that serve or are proposed to serve the Planned Development.**

Finding: The Commission finds that the planned development will introduce 11 new residential multi-family units to the district. No evidence was presented at the public hearings indicating the development will impose an undue burden on parks, recreational areas, schools, or other public facilities.

(I) **Relationship and Connection to Adjoining Land. The Planned Development shall not be designed as an enclave separate from adjacent properties, unless existing development patterns, natural features, and/or topographic conditions prevent vehicular or pedestrian access connections to adjacent properties. In order to achieve connectivity to adjoining land, all lots, streets, sidewalks and/or paths within a Planned Development shall be designed, to the extent practicable, to allow for the continuation of such existing or proposed features to adjoining areas. New streets, sidewalks, and/or paths located within a proposed Planned Development shall be constructed and installed to the boundaries of the proposed Planned Development if the City Council determines, in its sole discretion, that the proposed Planned Development adjoins land with the potential of being subdivided or re-subdivided.**

Finding: The Commission finds that the planned development incorporates connectivity to surrounding areas. Access to sidewalks is provided and the building has one entrance per frontage.

(J) **Setbacks from the Periphery of the Planned Development. The required front, rear, and side yards along the periphery of the Planned Development shall be of a size not less than the greater of (1) the minimum front, rear, and side yard requirements of the underlying Zoning District in which the Planned Development is located, and (2) the minimum front, rear, and side yard requirements of the adjacent Zoning District.**

Finding: The Commission finds the planned development meets the setbacks except the modification in the PUD code for 15' setback to existing or new proposed buildings on the subject or adjacent properties. The Commission finds that the bundling shall be built in a building code compliant manner where located 0' or otherwise.

(K)
***Upper-store Building Design*. Stories of new building and additions to existing buildings that exceed the maximum non-planned development height for the RO, B4-4, B4-5, B4-6, B4-BG, or B5 Zoning Districts, as established in Sections 150.704(A) and 150.705(A) of this Chapter, must be designed to reduce the apparent overall bulk of the building by providing or incorporating all of the following features and considerations:**
An upper-story step-back of 15 feet shall be provided along the front property line for each additional story of building height.
(2) To avoid overly regimented building, the forms of the façade of the building adjacent to a front lot line should be designed to provide variation in modulation, finish materials, and fenestration in order to create attractive buildings.
(3) Upper-story step-backs should incorporate decks and/or balconies.
(4) Landscaping should be incorporated within the upper-story step-backs to help soften building forms, either in planters, outdoor plazas, balconies, or other similar features.
(5) Upper-story step-backs may be reduced, but not eliminated, if an equal amount of public open space is provided at ground level of the Planned Development.
(6) Building design shall incorporate integrating usable floor space within architectural roof forms and using other design techniques, as depicted in Figure 150-5-1 of this Article.

Finding: The Applicant has requested certain stepback relief as listed and the Commission finds that acceptable.

(L) Functional and Mechanical Features. Exposed storage areas, trash containers, recycling container space, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be (1) identified on the site plan required pursuant to Section 150.525(A)(9) of this Chapter, (2) incorporated into common areas of the development, (3) made as unobtrusive as possible, and (4) designed, landscaped, and screened in accordance with the requirements set forth in Article XXII of this Chapter and of Chapter 176 of the Code.

Finding: The Commission finds that storage areas, trash containers, and related items will be located inside the proposed first floor. The Applicant must provide screening if rubbish container is proposed outside of the building.

(M) Distance Between Buildings. The minimum horizontal distance between any two new buildings to be located on the subject property, or between any new building and an existing building (including building appurtenances), shall be not less than 15 feet; provided, however, that this Section 150.520(L) shall not apply to buildings that (1) share a common wall, and (2) have individual entrances and exits.

Finding: The Commission finds the Applicant requests a modification to the east property line.

(N) Surface Water Drainage. In accordance with the storm water management regulations set forth in Article XVIII of this Chapter, surface drainage systems serving the subject property shall be designed to prevent surface waters from adversely affecting neighboring properties or the public storm water drainage system. Surface water in all paved areas shall be collected

at intervals so as to prevent obstruction of the flow of vehicular or pedestrian traffic. The design of the storm water management system shall enhance natural storm water storage areas such as high-quality aquatic resources and regulatory floodplains, and may incorporate natural storm water management techniques commonly referred to as low impact development techniques or best management practices.

Finding: The Commission found that the planned development will be constructed in accordance with the storm water management regulations established in the Highland Park City Code.

(O) Ingress to and egress from the Planned Development shall be designed to (1) promote safe vehicular movements, (2) minimize traffic congestion in the public streets outside the Planned Development, and (3) facilitate the free flow of vehicular and pedestrian traffic within the Planned Development.

Finding: The Commission finds the proposed access is acceptable.A traffic impact analysis verified that the existing street network and nearby intersections have adequate capacity to accommodate traffic generated by this development.

(P) Streets, Alleys, and Public Ways. The streets, alleys, and other public and private traffic thoroughfares located within the Planned Development shall conform to the applicable requirements set forth in Section 151.004 of the Subdivision Ordinance, as may be modified upon the recommendation of the Director of Public Works and the approval by the City Council. The City Council may, in its sole discretion, require that streets located within the Planned Development be stubbed in order to provide for future connections to adjacent developments.

Finding: The Commission finds that the planned development is not creating any new streets, alleys, or traffic thoroughfares. The interior parking area is adequate to provide safe, effective vehicular and pedestrian access within the development.

(Q) Common Ownership or Control.

(1) During Development. During the development process and until such time that the development is turned over to an owners' association or equivalent entity, all common areas within buildings, common open space, landscaping, exterior maintenance areas, and all other exterior aspects of the development located within the proposed Planned Development shall be on a tract or tracts of land under common ownership or control.

Finding: The Commission finds the Applicant will have to verify this for Final PUD submission.

(2) Upon Completion of Development. The owners' association or equivalent entity, upon its establishment, shall be responsible for all obligations set forth in (a) the ordinance approving the Planned Development, adopted pursuant to Section 150.540(C) of this Article, (b) any associated development agreement pertinent to the Planned Development, and (c) the declaration of covenants, or similar recorded document, establishing the owners' association or equivalent entity.

Finding**:** The Commission finds the Applicant will have to verify this for Final PUD submission.

(R)
Additional Standards for Planned Developments That Include Residential Uses.
(1) Residential Density.

(a) Except as provided pursuant to Section 150.510(D) and Article 21 of this Chapter, the residential density of the Planned Development shall not exceed in number the maximum number of dwelling units that could be achieved through a conventional subdivision of the site, as demonstrated by the subdivision sketch plan described in, and required pursuant to, Section 150.525(A)(8) of this Article.

(b) Whenever a proposed Planned Development is located in more than one zoning district, the number of allowable dwelling units must be separately calculated for each portion of the proposed Planned Development that is in a separate zoning district. The combined total of all dwelling units calculated as allowable pursuant to this Section 150.520(Q)(1)(b) may be constructed and distributed within the entire Planned Development without concern for the respective zoning districts within which the Planned Development is located.

(c) Nothing in this Section 150.520(Q)(1) shall be deemed or interpreted as requiring the Plan and Design Commission to recommend, or the City Council to approve, a Planned Development that has equal to or less than the maximum number of dwelling units that could be achieved through a conventional subdivision as demonstrated by the subdivision sketch plan.

***(2) Common Open Space.* Planned Developments located in any Residential District shall comply with the following additional standards: […]**

Finding: The Commission finds the density complies with the bulk regulations in Sec. 150.705. The Commission finds the Property is not in a Residential District and therefore does not have to meet(R)(2) for Common Open Space, as this requirement is not triggered.

(S)
Additional Standards for Certain Planned Developments in the B3 and I Zoning Districts.

Findings. The Commission finds this standard is not applicable as this property is not zoned B3 or I.

150.530(H)(3)(b): That the proposed Planned Development contains no more residential dwelling units than permitted pursuant to the subdivision sketch plan submitted in accordance with Section 150.525(A)(8) of this Article, as may be adjusted pursuant to Section 150.520(D) of this Article;

Finding: The Commission finds that the proposed development does not contain more residential dwelling units than permitted by Code.

150.530(H)(3)(c): That the Planned Development provides a public benefit, if required pursuant to Section 150.515 of this Article.

Finding: The Plan & Design Commission finds that the planned development requires modifications to the regulations of Chapter 150. Pursuant to Section 150.515, the development must provide a public benefit. The project is proposing the following:

- *In the Applicant's Statement (Attachment 1 in the Feb. 4 packet posting), the Applicant proposes a cash donation of $15,000 to the downtown streetscape improvement fund.*

Plat of Consolidation Review:

Section 151.004 Minimum Design Standards & Other Chapter 151 Requirements

Standard	Requirement	Proposed	Notes
lot shape	4 sides / 90 degree angles	lot is 4-sided w/ 90 degree angles	complies
lot depth	125'	one side is 99' and one side is 100' - this is an existing condition for the site area	**Sub. Variation**
zoning lot area	B4-5; none *	9,900 sq. ft.	complies
zoning width	B4-5; none	no min. requirement	complies
creation of nonconformities	none allowed	none proposed	complies
tableland	20% or more	complies	complies
frontage on a public street	frontage required	front on Central and McGovern	complies
no through lots	no through lots allowed	none proposed	complies
established property width average	no triggered	requirement is not triggered	complies
streets and alleys and pedesterian ways	ROW dedication not required	sidewalk being provided	complies
other public access use areas and facilities	no comments from PW	under PW review	under review
utility and drainage easements	new lots proposed	under PW review	under review
lot-in-depth standards	none proposed	not applicable	complies
Other Review Notes:			
flood plain	none	no flood plain on property	noted
required infrastructure improvements	See PW comments	See PW comments	under review
burial of utility lines	must comply & bury per Sec. 151.008(B)(7)	under review	under review

*Sec. 150.705 indicates 15,000 sq. ft. or 25,000 sq. ft.; however, per (c) development can occur below these lot sizes but per those specific regulations.

*Also, the consolidation brings the site otherwise into conformance - the 9,900 sq. ft. site area is a pre-existing condition.

- *One subdivision variation is required to lot-depth. This is a pre-existing condition for the site.*
- *The Commission finds the variation requested meets the Sec. 151.009 requirements:*
    - *"Variations from these regulations shall not be granted as a right. However, the Plan Commission may recommend and the City Council may grant variations from the regulations contained in this Subdivision Code in specific cases which do not affect the general plan or the spirit of the Subdivision Code. Such recommendations shall be communicated to the City Council in writing."*

Design Review:

- *The Commission finds the proposal complies with the standards of Article II Design Review Standards found within Chapter 176 Design Review, Sec. 176.205 and Sec. 176.210.*

SEND TAX BILL TO :

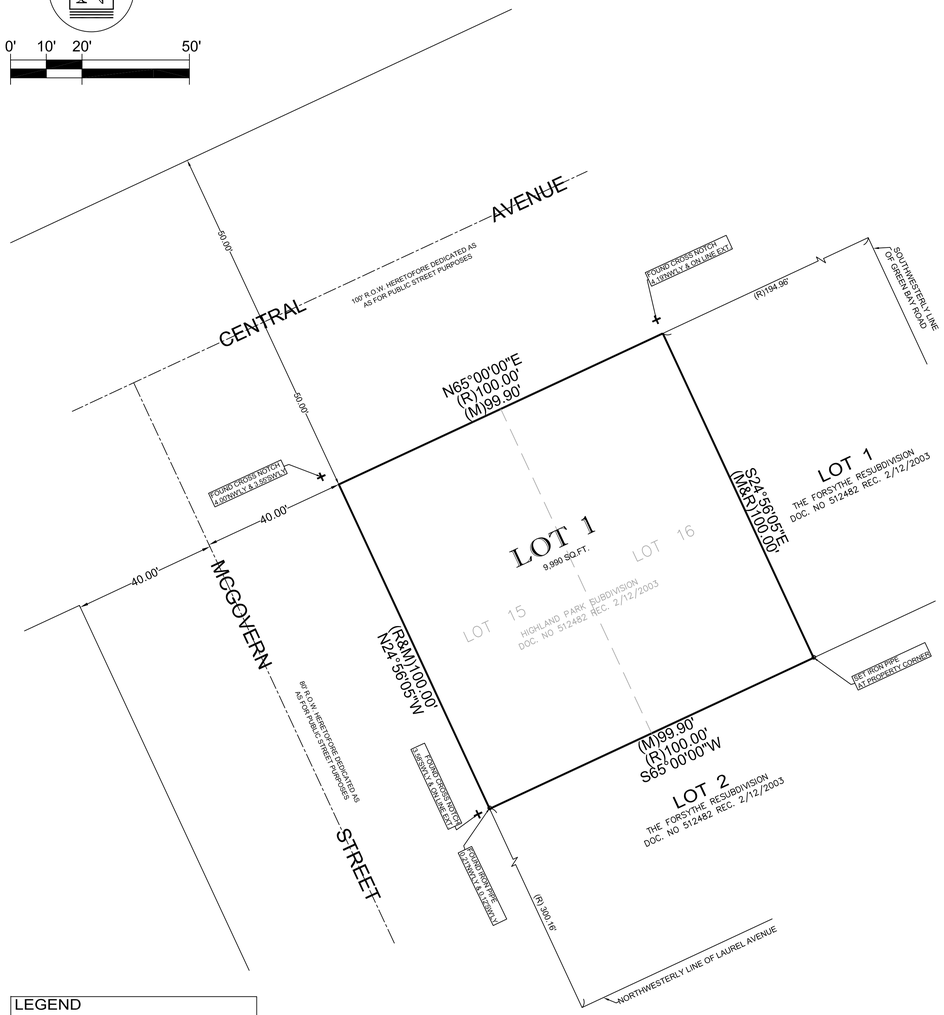
THE CENTRAL-MCGOVERN RESUBDIVISION

THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:
DEPARTMENT OF COMMUNITY DEVELOPMENT
1150 HALF DAY ROAD, HIGHLAND PARK, ILLINOIS 60035

BEING A RESUBDIVISION OF LOTS 15 & 16 IN BLOCK 10 IN "HIGHLAND PARK", BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 7TH & 8TH, 1869, IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS

KNOWN AS: 734 CENTRAL AVENUE, HIGHLAND PARK, ILLINOIS

LAKE COUNTY PERMANENT IDENTIFICATION NUMBERS: 16 - 23 - 314 - 001 (LOT 15)
16 - 23 - 314 - 002 (LOT 16)



LEGEND

- BOUNDARY LINE OF SUBDIVISION
- EXISTING LOT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- (R) RECORD DATA

GENERAL NOTES:
1. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT 734 CENTRAL LLC, AS OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED AND HAVE DETERMINED TO THE BEST OF ITS KNOWLEDGE THE SCHOOL DISTRICTS IN WHICH THE LOT LIES, AS FOLLOWS:

SCHOOL DISTRICT
TO THE BEST KNOWLEDGE OF THE OWNER THE PROPERTY IS LOCATED WITHIN
NORTH SHORE SCHOOL DISTRICT #112
TOWNSHIP HIGH SCHOOL DISTRICT 113

DATED THIS _____ DAY OF _____, A.D, 20__

BY:_____
TITLE:

ATTEST:_____
TITLE:

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ OF THE _____, DID PERSONALLY APPEAR BEFORE ME THIS DAY AND ACKNOWLEDGE THAT THEY DID SIGN THE HEREON DRAWN PLAT AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF _____, 20___.

BY:_____
NOTARY PUBLIC

COMMISSION EXPIRES_____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, _____, COLLECTOR FOR THE CITY OF HIGHLAND PARK, DO HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN.

ON _____ DAY OF _____A.D, 20____.

BY:_____
CITY COLLECTOR

PLAN & DESIGN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

RECOMMENDED FOR APPROVAL BY THE PLAN & DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, THIS_____ DAY _____, A.D. 20__.

SIGNED:_____
CHAIRMAN

ATTEST:_____
SECRETARY

MORTGAGE CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

THE UNDERSIGNED AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20___ AS DOCUMENT _____, HEREBY CONSENTS TO THE HEREON DRAWN PLAT. DATED THIS _____ DAY OF _____ A.D. _____.

SIGNED: _____

PRINTED NAME AND TITLE _____

ADDRESS: _____ _____

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ OF THE _____, DID PERSONALLY APPEAR BEFORE ME THIS DAY AND ACKNOWLEDGE THAT THEY DID SIGN THE HEREON DRAWN PLAT AS THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF _____, 20___.

BY:_____
NOTARY PUBLIC

COMMISSION EXPIRES_____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY, I FURTHER CERTIFY THAT I HAVE RECEIVED ALL THE STATUTORY FEES IN CONNECTION WITH THE PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.

THIS _____ DAY OF _____A.D. 20____

BY:_____
LAKE COUNTY CLERK

REGISTERED PROFESSIONAL ENGINEER AND OWNER :

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE OWNER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED: _____

OWNER
BY: _____ DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

MUNICIPALITY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE CITY OF HIGHLAND PARK.

ON THIS_____ DAY _____, A.D. 20__.

BY:_____
MAYOR

BY:_____
CITY CLERK

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, _____. ENGINEER OF THE CITY OF HIGHLAND PARK, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM REQUIREMENTS OF SAID CITY, ON _____ DAY OF _____, A.D. 20____.

BY: _____
CITY ENGINEER

PERMISSION TO RECORD
THE UNDERSIGNED HEREBY AUTHORIZES THE CITY OF HIGHLAND PARK AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT OF SUBDIVISION WITH THE OFFICE OF THE LAKE COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED PURSUANT TO PARAGRAPH 2 OF THE PLAT ACT, ILLINOIS REVISED STATUTES, CHAPTER 19, SECTION 2, AS AMENDED.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF APRIL, 2023 AT RIVER FOREST, ILLINOIS.

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

LAND SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35 - 2290, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 15 & 16 IN BLOCK 10 IN "HIGHLAND PARK", BEING A SUBDIVISION IN SECTION 23, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 7TH & 8TH, 1869, IN BOOK "A" OF PLATS, PAGE 2, IN LAKE COUNTY, ILLINOIS

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION **"X" -** AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17097C0291L,** WITH A DATE OF IDENTIFICATION OF **10/5/2023**, FOR COMMUNITY NUMBER **170367**, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGHLAND PARK, ILLINOIS WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT MONUMENTS DESIGNATED IRON PIPES AND / OR CONCRETE MONUMENTS ON THIS PLAT HAVE BEEN SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PLAT OF SUBDIVISION IS DRAWN TO THE SCALE OF ONE INCH PER 20 FEET.

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF DECEMBER, 2025 AT RIVER FOREST, ILLINOIS.

BY:_____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2028

ROY G. LAWNICZAK 35-002290 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL

PROJECT No.: 2025-31863-1	PLAT PREPARED FOR: PLATINUM HOMES 1456 W. FULLERTON CHICAGO, IL 60614
ISSUE DATE: 12/11/2025	
SCALE: 1"=20	
SHEET NUMBER 1 OF 1	

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	4/6/23
2		
3		
4		
5		
6		

A RESOLUTION SETTING THE SCHEDULE OF REGULAR MEETINGS OF THE

PLAN AND DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK

WHEREAS, Act 120 of Chapter 5, Illinois Compiled Statutes, requires the Plan and Design Commission to give public notice of its schedule of regular meetings at the beginning of each calendar or fiscal year;

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN AND DESIGN REVIEW COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That the Plan and Design Commission of the City of Highland Park, Lake County, Illinois, adopts hereby the public notice of its regular meetings in the following form:

PUBLIC NOTICE

The Plan and Design Commission of the City of Highland Park will convene at 7:00 p.m. at 1707 St Johns Ave., Highland Park, Illinois, to conduct its regular meetings during the calendar year 2026 on the following dates:

January	6th	and	20th
February	3rd	and	17th
March	3rd		
April	7th	and	21st
May	5th	and	19th
June	2nd	and	16th
July			21st
August			18th
September	1st	and	15th
October	6th	and	20th
November			17th
December	1st	and	15th

SECTION TWO: That the Secretary of the Plan and Design Commission of the City of Highland Park be and is directed hereby to post a copy of the Public Notice contained in this Resolution in the City Hall Administrative Offices and to supply copies of this Notice as and in the manner provided by law.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED:

APPROVED:

RESOLUTION NO.

ATTEST:

_____
Secretary

_____
Chairman

DRAFT

A RESOLUTION SETTING THE SCHEDULE OF REGULAR MEETINGS OF THE

PLAN AND DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK

WHEREAS, Act 120 of Chapter 5, Illinois Compiled Statutes, requires the Plan and Design Commission to give public notice of its schedule of regular meetings at the beginning of each calendar or fiscal year;

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN AND DESIGN REVIEW COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That the Plan and Design Commission of the City of Highland Park, Lake County, Illinois, adopts hereby the public notice of its regular meetings in the following form:

PUBLIC NOTICE

The Plan and Design Commission of the City of Highland Park will convene at 7:00 p.m. at 1707 St Johns Ave., Highland Park, Illinois, to conduct its regular meetings during the calendar year 2026 on the following dates:

January	6th	and	20th
February	3rd	and	17th
March	3rd	~~and~~	~~17th~~
April	7th	and	21st
May	5th	and	19th
June	2nd	and	16th
July			21st
August			18th
September	1st	and	15th
October	6th	and	20th
November	~~3rd~~	~~and~~	17th
December	1st	and	15th

SECTION TWO: That the Secretary of the Plan and Design Commission of the City of Highland Park be and is directed hereby to post a copy of the Public Notice contained in this Resolution in the City Hall Administrative Offices and to supply copies of this Notice as and in the manner provided by law.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED:

APPROVED:

RESOLUTION NO.

ATTEST:

_____
Secretary

_____
Chairman

DRAFT